



Board of Adjustment
Meeting Agenda
City of Creve Coeur Government Center
300 North New Ballas Rd

February 18, 2016

4:00 PM

City Council Chamber

I. CALL TO ORDER

Mr. Roger Levy (Chair)
Mr. Martin Satz
Mr. Ivan Schenberg
Mr. Glenn Wilen
Mr. John Becker
Ms. Alexandra Gada (Alternate)
Mr. Robert Mooney (Alternate)

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorney as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

II. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

III. APPROVAL OF MINUTES

December 17, 2015 Draft Board of Adjustment Meeting Minutes

IV. NEW BUSINESS

1. Variance Request to Allow for Two Wall Signs with a Combined Total of 71.53 Square Feet for Total Access Urgent Care in the Tenant Space Addressed as 10923 Olive Boulevard

Dr. Matthew Bruckel, of Total Access Urgent Care, located within the tenant space addressed as 10923 Olive Boulevard, submitted a variance request for two signs, one at 47.23 square feet on the south elevation and a second at 24.3 square feet of sign area,

on the west elevation. The Applicant submitted for approval of a new façade and site improvements before the Planning and Zoning Commission that includes reorienting the tenant space toward Olive Boulevard and eliminating the side entrance. Therefore, the tenant is provided for only one wall sign with a maximum sign area of 50 square feet.

APPLICANT: Dr. Matthew Bruckel
Total Access Urgent Care
10923 Olive Boulevard
Creve Coeur, MO 63141

2. Variance Requests to Allow for a Forty-Five Feet front-Yard Setback Along Mosley Hill Drive for the Property Addressed as 210 Mosley Road

Mark Mehlman, of Mehlman Homes Realty, has submitted a variance request for the property addressed at 210 N. Mosley Road to allow for a 45 feet front-yard setback along Mosley Hill Drive for the construction of a new home, where Section 405.250(E)(4)(a) requires a minimum setback of 50 feet for the A Single Family District. The Applicant is re-orienting a new home with access from Mosley Hills Road.

APPLICANT: Mark S. Mehlman
Mehlman Homes Realty
34 N. Brentwood Blvd. Suite 207
Clayton, MO 63105

3. Variance Request to Allow for a New Front-Porch to Project Up to Approximately Five Feet into the Front Yard Setback for the Home at 10672 Country View Drive

Steve Scheipeter of SW Scheipeter Construction, on behalf of Mary Goodrich, property owner of 10672 Country View Drive, has submitted an application for a variance to allow for the construction of a new, roofed, front porch that will project up to 3 feet 11 inches feet into the front-yard setback. The proposed porch design includes a hipped roofed, that is approximately ten feet wide, with the support columns at 3 feet 11 inches into the front setback, with a 1 foot soffit overhang.

APPLICANT: Steve Scheipeter
SW Scheipeter Construction
8045 Big Bend Blvd, Suite 104
Webster Groves, MO 63116

V. OTHER BUSINESS

IV. ADJOURNMENT

Posted: _____

Jessica Stutte
Recording Secretary

MINUTES

BOARD OF ADJUSTMENT
CITY OF CREVE COEUR, MISSOURI
DECEMBER 17, 2015

A regular meeting of the Board of Adjustment of the City of Creve Coeur, Missouri was called to order by Chairman Roger Levy at the Creve Coeur Government Center, 300 North New Ballas Road, at 4:00 p.m. on Thursday, December 17, 2015. The roll was called: Chairman Roger Levy, Mr. Martin Satz, Mr. Ivan Schenberg, Mr. Glenn Wilen and Mr. Robert Mooney were in attendance.

2. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

None.

3. APPROVAL OF MINUTES

July 16, 2015 Draft Minutes.

Chairman Levy asked for a motion to approve the minutes of July 16th, 2015. Mr. Schenberg so moved. Mr. Mooney seconded the motion.

Chairman Levy asked if there were any additions or corrections. There being none, Chairman Levy indicated the minutes stand approved as written.

4. NEW BUSINESS

1. Variance Request to Allow for a New Second Floor Addition to Project into the Front-Yard Setback at the Property Addressed as 18 Chaminade Drive.

Laurie Smith, Agape Construction Company, indicated to the Board that the owners of this home have purchased it. It is and was in quite a bit of disarray. If you saw it online, you know that it was this close from being a tear-down. Mold, more mice than I wanted to see. The kitchen was totally ripped out. The rear room has issues with the flooring. And Brian and Kendra bought the home knowing that there was going to be some money put into making just the structure work, as well as trying to add to it what they needed.

Our commission was to try to develop a kitchen on the first floor where there was none in that area on the first floor, and to develop a master and bedroom and bath and closet upstairs.

This house has some odd structure to it. If you've

1 looked at this. The rear addition that was added by a
2 previous owner has insufficient structure to even hold up
3 that addition, and so we're making those changes, add some
4 beams in addition to doing what we're doing. And cost
5 prohibited us from tearing that section down, so we had to
6 kind of work within the footprint that we had.

7 You'll see that this section bears on one side of the
8 garage and the other side of the main structure of the
9 house. I think there used to be a breezeway in that area.
10 But we're going to be adding a pier to the front right
11 corner of the house to be able to carry that structure and
12 make sure we're okay. We've examined the footings for the
13 rear and feel like those are substantial enough that we
14 will be able to bear from that back left corner and then
15 over to the rear corner of the house.

16 To some degree, the issue of this setback, as you
17 know, is the platting that was done in 1940. The house
18 was built in 1948. And so we are asking to have the front
19 of the house in line with our new addition.

20 As part of this we're going to re-side the house, so
21 there'll be a consistent look all the way around it. We
22 are having to place the windows in the new additions
23 slightly lower, because the plate height of the front is
24 different than the plate height of the back. We have an
25 8-foot ceiling in the back and about a 7-foot 6 in the
front. And so we're going to vault the ceiling of the new
master bedroom in order to kind of gain a little bit of
space to give them the maximum that we can, but we're
working with some oddities in the existing house. Doing
the best we can with those things.

We feel like it would have been very difficult to
push this addition back those 3 foot 3. One, for how it
would look. I think at that point that breezeway, instead
of being what we call a negative space, we're creating
that side door that has kind of a covered entry. It would
have been another flat face going up totally. And so we
think, to some degree, pulling it forward creates that
entrance that is happening on the side.

And then probably more significantly from the
structure standpoint, given the prior structure directly
behind it, there was no other place to bear, to get a room
that was big enough for the master bedroom.

The other option that we did look at was to place it
behind the living room off the existing master, and to try
to create something off of that. But the rear is a
three-story elevation, in other words, we have a walkout
on the lower level, and to have space added to the top but
not underneath, we thought would create some odd massing
for that space.

So those were really the only two options that we

1 considered, other than a brief look at trying to build it
2 above the garage, and seeing how that space really, I
think, would have been even odder to see. It kind of
carried out over that linear fashion.

3 So we decided to go ahead and try to see if you will
4 allow us to build in line with the front face, given that
we'll be siding that whole second story, changing the
5 windows in the front, so there's some continuity with
that. And we feel like that's probably the best
alternative for us. We'll be no closer to the street.

6 For the most part, I think the neighbors will notice
it's a better-looking house than it was before. And I
7 think that the general massing of the house will actually
be a little more appealing, if we keep it there.

8 We're thankful that we're rescuing it from the
tear-down, but there's some obvious variances that need to
9 happen.

10 Whitney Kelly, City Planner, indicated
,as the applicant has indicated, they are seeking approval
of a variance front yard setback. The original home was
11 built in 1948 and the City didn't incorporate until 1949,
thus, the current A-Zoning District made the property
12 legally pre-existing and nonconforming, and the setback
was established after the construction of the home.

13 Short of tearing down the entire structure, a
variance would be needed. They are not projecting any
14 further into the right-of-way. They're maintaining the
existing setback of the home. And, therefore, we would
15 recommend approval.

16 Regarding public notification, a sign is placed on
the property and a mailing inviting the residents to this
meeting is sent out to every property within 300 feet.

17 We did get a phonecall from one of the trustees.
They have not officially been submitted for trustee
18 approval, but that is asked as part of the building
permit, however, that does not prohibit us from issuing
19 permits, based upon whether or not they receive trustee
approval, as long as it meets all of our requirements, a
20 building permit can be issued.

21 Mr. Lumley offered the following exhibits into the
record of this hearing: Documentation in possession of
the City Clerk reflecting the public notice provided, the
22 staff's report, the City's Code of Ordinances and Charter,
the City's Comprehensive Plan and the public file
23 regarding this application.

24 Chairman Levy moved to approve a variance to the
existing 45 feet minimum setback required in a Single
A-Family Residential District to allow the construction of
25 a new second floor addition at 18 Chaminade as proposed by
the applicant based on the positive finding, that, first,

1 the variance requested arises from a condition which is
2 unique to the property in question, and which is not
3 ordinarily found elsewhere in the same zoning district;
4 second, the variance requested is because of a unique
5 hardship not created by the applicant nor owner of the
6 property; third, the granting of the variance will not
7 adversely affect adjacent property owners or residents;
8 fourth, that strict application of the front yard setback
9 will not cause difficulty and extreme hardship to the
10 property owner represented in the application; the
11 proposed addition will not adversely affect the public
12 health, safety, order, convenience or general welfare of
13 the community; and, sixth, granting the setback variance
14 will not violate the general spirit and intent of this
15 chapter; seven, by reason of the change of setback after
16 construction, the strict application of the setback
17 requirements actually creates a hardship to the property
18 in a manner dissimilar to that of other similarly situated
19 properties in the zoning district; finally, granting the
20 variance will not result in aversion of additional
21 stormwater that would adversely affect adjacent property.

Mr. Lumley indicated that there was one typographical
error in the draft motion, an existing 50 foot instead of
45-foot setback. Just accept that correction without
having to state it. Chairman Levy indicated that should
be corrected.

Mr. Schenberg seconded the motion.

Chairman Levy asked all those in favor to signify by
saying aye. All responded aye.

5. OTHER BUSINESS

Ms. Kelly indicated there is an application for the
January 21st meeting, so we'll send out an email regarding
that, if you are able to attend. Also on the dais before
you is the meeting schedule for 2016. Again, we won't
officially have a meeting until we get an application, but
I thought I'd give you the dates to make you aware of.

6. ADJOURNMENT

There being no further business to come before the
Board, Chairman Levy adjourned the meeting at 4:20 p.m.

Roger Levy, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



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**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUEST TO ALLOW FOR TWO WALL SIGNS WITH A
COMBINED TOTAL OF 71.53 SQUARE FEET FOR
TOTAL ACCESS URGENT CARE IN THE TENANT SPACE ADDRESSED AS
10923 OLIVE BOULEVARD**

FOR THE MEETING OF: February 18, 2016

SUBJECT PROPERTY LOCATION: 10923 Olive Boulevard, within The Shops at Westchase Shopping Center.

REQUEST: Dr. Matthew Bruckel, of Total Access Urgent Care has submitted a variance request to allow for two signs with a sign area of 71.53 square feet, one at 47.23 square feet on the south elevation and a second at 24.3 square feet of sign area on the west elevation, where Section 405.950(B) of the City of Creve Coeur Sign Regulation provides for each individual use located at ground floor level with its own entrance at street level may have one attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one square foot per linear foot of the use's front facade or 20 square feet, whichever is greater, up to a maximum of 50 square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one additional sign located on the storefront. No use shall be permitted more than two permanent attached signs under this paragraph.

ADDITIONAL INFORMATION: The Applicant is seeking to locate within the tenant space addressed as 10923 Olive Boulevard, and has submitted revised drawings since the prior Staff Report to update the proposed façade changes to be consistent with those proposed for the Planning and Zoning Commission's review on Tuesday, February 16th, that includes reorienting the tenant space toward Olive Boulevard and eliminating the side entrance. Therefore, the tenant is provided for only one wall sign with a maximum sign area of 50 square feet. The Tenant may also utilize available space on the ground sign, as well as temporary window signs as allowed under the City's Sign Regulations.

Key Issues:

- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Article VIII: Sign Regulations
- Section 405.1040: Board of Adjustment

APPLICANT: Dr. Matthew Bruckel
Total Access Urgent Care
10923 Olive Blvd
Creve Coeur, MO 63141

PROPERTY OWNER: Hutkin Properties Group, LLC
10829 Olive Blvd, Suite 200
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 2/9/2016

ATTACHMENTS: Application Revised Materials submitted on February 9, 2016

Attachment: TAUC BOA Staff Report-February 18 (1777 : 10923 Olive Blvd TAUC Sign Variance)

PROPERTY HISTORY

The subject property is 3.29 acres and Zoned CB Core Business District, and was originally a single Restaurant. In 2009 the Planning and Zoning Commission, authorized the redevelopment of the property for the existing Noodles Restaurant, the prior tenant of Bandanas Restaurant and the multi-tenant building to the east, with the joint access from Olive Boulevard and one ground monument sign as the Shops at Westchase. The property was developed under the current Zoning Ordinance and there are no known site related non-conformities.

COMPREHENSIVE PLAN

The property is located in the East Olive Corridor Action Area of the City's Comprehensive Plan which recommends the tightening of sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor and to improve the City's existing sign regulations to increase the consistency and compatibility of signage (p. 62).

SIGN REGULATIONS

In assessing any claims of a hardship under the Sign Regulations (Article VIII of the Zoning Ordinance), it is important to understand the objectives of the code. Section 405.910: Purpose and Intent states:

These regulations encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement; to allow for freedom of speech subject to reasonable restrictions as to time, place and manner; to protect the public from the dangers of unsafe signs; to lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and to enhance the attractiveness and economic well-being of the City of Creve Coeur.

It is important to note that the Code seeks to place reasonable limitations on signs in order to improve the public health, safety and general welfare, rather than compromise the public health, safety and general welfare in order to allow commercial uses to have more signs. This is not to say that the City does not also consider certain private development concerns too. The following analysis is, therefore, focused on points of review where the Applicant's interest in more signage, than would otherwise be allowed, compromises the underlying purpose of the code.

At the time that the two buildings on the subject property were built, the City's Sign Ordinance allowed for each ground floor individual business or use to have one or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area per sign frontage not to exceed one square foot per linear foot of sign frontage upon which the sign is to be located, up to a maximum of 25 square feet in area; except that the total gross sign area per sign frontage may increase by 12.5 square feet for each 50 feet an individual business or use sets back from the edge of street pavement up to a maximum of 125 square feet in area, provided said individual business or use has the required sign frontage to allow such an increase. As Sign

Frontage was defined as the length along the side of the ground floor of a building occupied by a separate and distinct use when the side of such a building faces a street or the faces a parking lot. This allowed for interpretations that allowed for signs when facing an access entrance onto private property, or if the building was simply visible from a street, resulting in signs located on all sides of a building.

Ground signs were limited to 30 square feet identifying the building provided it had 300 feet of frontage, and to no more than 6 feet in height above the elevation of the centerline of the adjacent right-of-way or adjacent finished grade and is set back 10 feet. Shopping Centers could not identify individual tenants, unless they had five acres and entered into a common sign plan that that specified standards for consistency in lettering or graphic style, location, materials, and proportions of all the signs. However, the standards created were so broad that ultimately there was no consistency in style, and complaints were received that the Common Sign Plan did not provide enough limitations on signage.

In 2012, the City adopted new sign regulations to address the content neutrality of signs, and to create simpler regulations and equity throughout the code, as well as further the goals of the Comprehensive Plan. Therefore the number of signs allowed on a building were lowered. However, the overall size of the sign area for some increased from 1 square foot per lineal feet of the uses front façade up to 25 square feet (with bonus area for distance from the road) to that of 1 square foot per lineal foot of the uses front façade with a minimum of 20 and maximum of 50 square feet:

Article VIII. Sign Regulations

Section 405.950. Signs in Non-Residential Districts.

B. Permanent Attached Signs.

1. *In-line or mid-block uses. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph. If the sign(s) consist(s) of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building facade.*

While maintaining uniformity in wall signs, larger ground signs were provided for larger sites, and tenant identification was provided as well. For example, properties between three to five acres such as the subject property, a monument sign of up to 8 feet tall and 35 square feet of sign area is allowed, and a sign permit to increase the height of the sign for an additional tenant panel was recently approved for this property that met with these requirements, per the image below. The other wall signs on the property are pre-existing non-conforming.

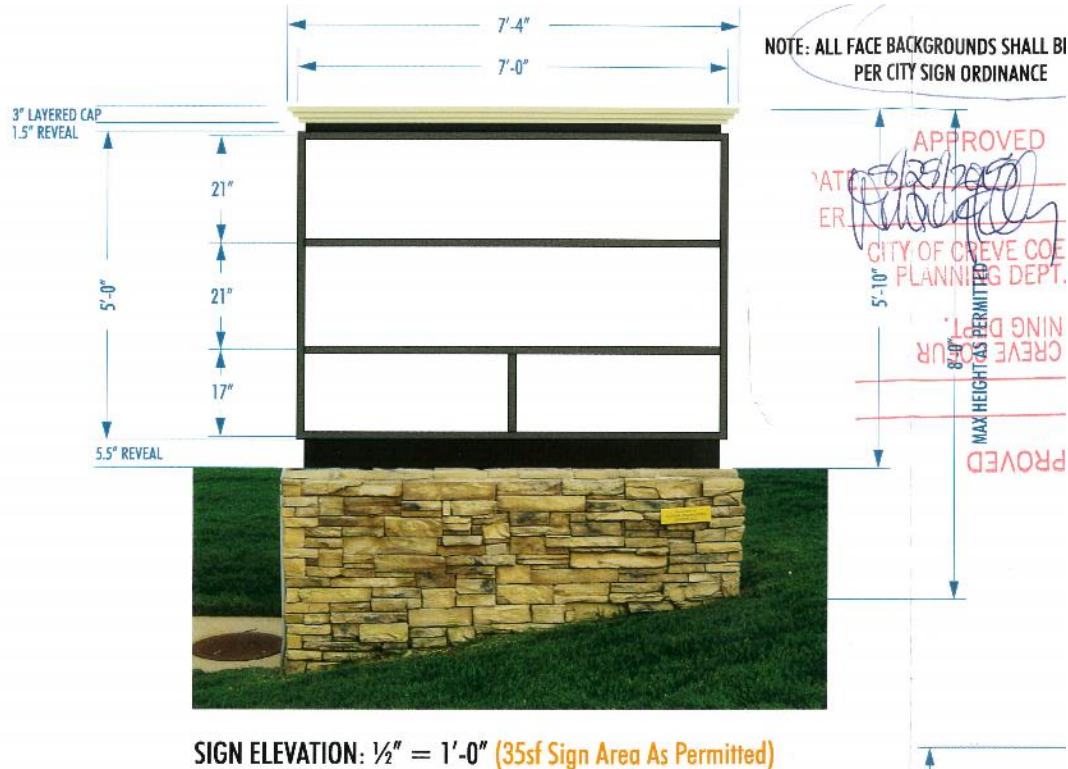


Figure 1: Approved Ground Sign for the Shopping Center with additional square footage, that has yet to be installed.

The City Sign Regulations also provide specific criteria for determining rights for variances from the sign regulations, to wit:

Section 405.970. Variances

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.
2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

Therefore, the City cannot base such requests on one use versus another, but on specific limitations of the property where a hardship or practical difficulty exists. If a variance is granted to the property any future tenant would be afforded the same sign area granted to this Applicant.

BASIS FOR APPEAL AND STATED HARDSHIP

The Applicant's revised materials submitted on February 9, 2016 for the variance request indicates that the main entrance is being relocated to the south along Olive Boulevard, and

visibility of the sign is limited when traveling west on Olive Boulevard. The proposed sign for the south elevation is compliant with the code of 47.23 square feet of sign area, where a maximum of 50 sq. ft. of sign area is allowed.



Figure 2: Close-up of the Conceptual South Elevation of the sign meeting Sign Regulations

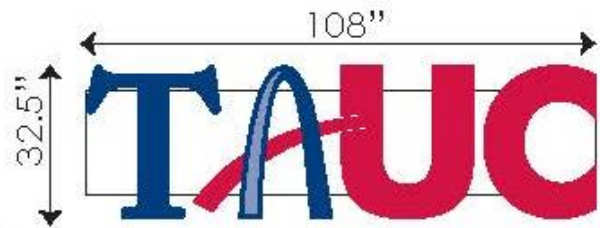


Figure 3: Close-up of the Conceptual East Elevation and the 24.38 square feet that is the basis of the variance request

The Applicant's contends that a second sign, with a sign area of 24.38 is needed for greater visibility along Olive Boulevard, and consumer recognition of the logo and name of the business.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Westchase Apartments/ partial Single Family Residential	CB Core Business District/ unincorporated St. Louis County	N/A
South	Bank/Residential	GC General Commercial/ C Single Family Residential	Olive Boulevard
East	Westchase Apartments	CB Core Business District	N/A
West	Walgreen's Pharmacy	GC General Commercial	N/A

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, per *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. The variances requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;

The Applicant provided no justification that the property is so unique that it can't meet with the minimum standards of the code. As indicated above, one sign on the south elevation is compliant with the City's Sign Regulations, and the ground sign in front of the space provides for additional sign area along Olive Boulevard. Further, the Applicant is entitled to temporary window signage up to 20% of the window area. It is the Applicant's decision and economic interest to seek a second sign, and would therefore be creating the non-conformity for which he is seeking a variance from.

2. The variances requested are because of a unique hardship not created by the applicant or the owner of the property;

The Applicant has provided no justification for the second sign other than to provide for greater visibility along Olive Boulevard. As stated above, economic interest is not an allowed justification for a variance that the Board may take into consideration, nor consideration for the type of business operating versus other businesses. Therefore, there does not appear to be any hardship that is not imposed by the Applicant, or the owner of the property.

3. The granting of the variances shall not adversely affect adjacent property owners or residents;

Granting the variances would allow for more signage than other tenants throughout the City would be allowed, which could be seen as granting an unfair advantage to the tenant of this space within even the same shopping center, as well as throughout the City.

4. The strict application of the provisions of the Zoning Ordinance, from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

The Applicant has provided no evidence that meeting with the City's Sign Regulations will cause practical difficulty or extreme hardship that is out of character with other applicants that would

seek a sign permit. It would appear that the limitation of the Sign Regulations has no impact on the property.

5. The variances desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community; and,

As stated above, the Comprehensive Plan calls for limiting signs along Olive Boulevard, particularly in the East Olive and West Olive Corridors. The Sign Regulations were adopted to better implement the goals of the Comprehensive Plan, as well as balance the business interests throughout the City all while maintaining content neutrality. Allowing more signs for this tenant would appear to be contrary to the adopted Sign Regulations and the City's Comprehensive Plan. To the extent that these documents were adopted through a public process with the express intent of improving the health, safety and general welfare of the community, it can be concluded that granting variances that are contrary to those documents would adversely affect the general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Based upon the preceding analysis, there does not appear to be a unique physical condition on the subject property. The strict enforcement of the Sign Regulations does not appear to create any extreme hardships for the Applicant and there is no evidence submitted showing why this Applicant cannot be in compliance with the City's Sign Regulation. Granting the variances would, however, give this property more signage than is available to other tenants within the same shopping center or other properties throughout the City in the same district or the surrounding commercial areas. Having more sign area would appear, then, to be granting a privilege to this Applicant rather than addressing a hardship that is unique to the property. Staff concludes, this is, by definition, contrary to the stated basis for granting a variance and would, therefore, violate the general spirit and intent of the Chapter.

ADDITIONAL CRITERIA FOR NON-USE VARIANCES

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

The Applicant has provided no evidence that the property was so unique in nature that the City's Sign Regulations created a hardship to the property in a manner, or to this tenant space, in a manner dissimilar to that of other similarly situated property in the City.

2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.

The proposed sign would not result in the diversion of additional stormwater.

ACTION

Following its deliberation, the Board of Adjustment may vote for or against a motion to approve the request.

Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion would be:

“I move to approve the variance for the commercial tenant space at 10923 Olive Boulevard within the Shops at Westchase Shopping Center to allow for a second sign with a sign area of 24.3 square foot wall sign on the south elevation, in addition to the 50 square foot wall sign allowed under Section 405.950.B.1. of the City’s Sign Regulations, Based upon the following findings of fact:

1. The variances requested arise from conditions that are unique to the tenant space and property in question and that are not ordinarily found elsewhere in the same zoning district;
2. The variances requested are because of unique hardships not created by the Applicant nor the owner of the property;
3. The granting of the variances will not adversely affect adjacent property owners nor residents;
4. The strict application of the Sign Regulations will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed sign will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the variances will not violate the general spirit and intent of this Chapter;
7. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the Sign Regulations actually create a hardship to the tenant space and property in a manner dissimilar to that of other similarly situated property in the City; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval.

After the Board reaches a final decision regarding the request, a follow-up motion directing staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 10923 Olive Boulevard based upon the testimony received and the deliberations of the Board on this application, as decided on February 18, 2016.” In the event of a negative vote, it would be helpful for board members to identify the factor or factors (see items 1-8 above) which prompted such a vote.

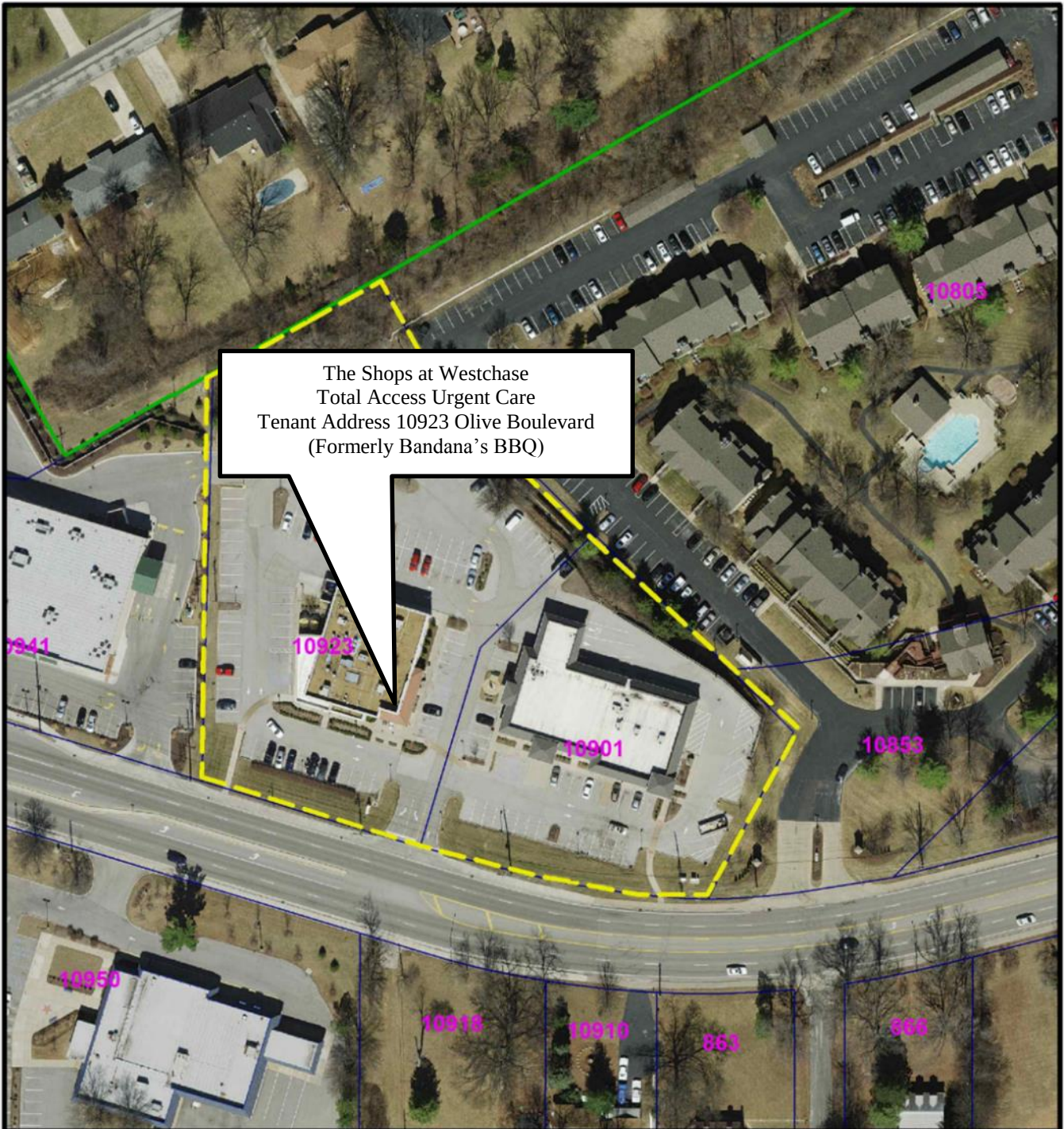
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Attachment: TAUC BOA Staff Report-February 18 (1777 : 10923 Olive Blvd TAUC Sign Variance)

- The Shops at Westchase, 10901-10925 Olive Boulevard
- Property Lines
- Creve Coeur Municipal Boundary



File # _____

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

(see attached drawings)

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

There is not a direct line of site to the front of the building (south side) when traveling west on Olive Blvd. The road slightly curves to the right and the vehicles are quickly passing several electrical poles which reduces the visibility of the front signage. Allowing signage on the east side of the building would help to easily recognize the location as Total Access Urgent Care.

- Unique non-physical characteristics of the property (location, access, history, etc):

The speed at which cars are passing while traveling west on Olive Blvd makes the building more difficult to identify. The distance from the road to the front of the building also lengthens the line of site making the signage less noticeable.

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

Total Access Urgent Care provides emergency medical treatment to the community. Patients are often in distress so it is vital that the facility is quickly found.

- Current uses and structures on the property:

Bandanas Barbecue restaurant previously - currently vacant

Attachment: Revised Justification and Drawings.2-9-2016 (1777 : 10923 Olive Blvd TAUC Sign Variance)

File # _____

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

The Zoning laws that prohibit signage on the side of the building do not take into account the disrupted line of sight for those traveling westbound on Olive Blvd. Although the entrance is located on the front of the building, it is apparent that signage is needed on both the South & East sides of the building in order for the location to be easily recognized as Total Access Urgent Care.

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

Total Access Urgent Care is investing in the neighborhood by rehabilitating the building to increase the market value of the property and adding curb appeal to the current outdated food chain appearance. These changes will reflect the state-of-the-art medical facility. Enhanced signage is vital to easily locate the facility in an emergency situation.

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

This will not adversely affect neighboring properties. Total Access Urgent Care will provide the community a much needed service.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

Not applicable.

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

None

File # _____

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

None

9. Zoning district in which the property is located: _____

10. Size of the lot (total square feet or acres): _____

11. Please provide any other information in support of this request (on a separate sheet if needed):

12. Attach the following:

- Two (2) checks, \$50.00 filing fee and \$250.00 deposit, payable to "City of Creve Coeur."
- Ten (10) sets of scaled, legible plans (folded to a size no larger than 11"x14") of the improvements requiring a variance.
- Electronic copies of all submitted documents, malware-free on CD, DVD, or USB flash drive.

Office Use Only

____ Attachments/Plans
 ____ Fees Paid
 ____ Written Justification

Received By: _____

Date: _____

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (872-2501)

Revised: 09/15



4004-B Butler Hill Rd. | St. Louis, MO 63129

314.200.8097 314.200.8069

excelsignstl.com

contact us

matt@excelsignstl.com

graphics@excelsignstl.com

Client:

Total Access Urgent Care

Contact:

Ashley Williams
(618) 593-4435
awilliams@tauc.com

Date:

2/4/16

Address:

TAUC 8
10923 Olive Blvd
Creve Cover, MO 63141

designer

kara hennessy

karah@excelsignstl.com

Design Layout Approval

✓ Approved AS IS

×

×

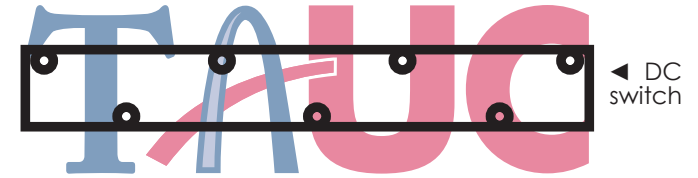
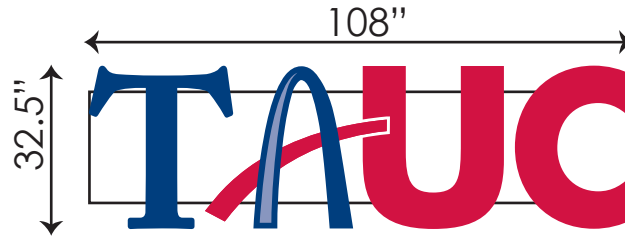
Changes after signed and/or e-mailed approval has been submitted may result in additional charges.

Design Layout is for representational purposes only, and may not be 100% accurate.

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TOTAL ACCESS URGENT CARE

3.1.b



○ = aluminum 1/4" buckets with 1/2" bolt hole, led anchored with 1/2" lags that are 4" long



East Side

S P E C I F I C A T I O N S

Raceway mounted channel letters

> UL listed

> LED lighting

color chart

PMS 281C
PMS 193C
Cool Gray 6

Attachment: Revised Justification and Drawings.2-9-2016 (1777 : 10923 Olive Blvd TAUC Sign Variance)

Packet Pg. 20



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Client:

Total Access Urgent Care

Contact:

Ashley Williams
(618) 593-4435
awilliams@tauc.com

Date:

2/2/16

Address:

TAUC 8
10923 Olive Blvd
Creve Cover, MO 63141

designer

kara hennessy

karah@excelsignstl.com

Design Layout Approval

✓ Approved AS IS

✗

✗ Date

Changes after signed and/or e-mailed approval has been submitted may result in additional charges.

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○ = aluminum 1/4" buckets with 1/2" bolt hole, led anchored with 1/2" lags that are 4" long



South Side

S P E C I F I C A T I O N S

Raceway mounted channel letters

- > UL listed
- > LED lighting

Creve Cover allowances: 1sqft per linear foot with a max of 50 sqft
> linear footage = 61.4'

Proposed Signage: 309.2" x 22" = 6,802.4 sqin / 144 = 47.23 sqft

color chart

- PMS 281C
- PMS 193C
- Cool Gray 6



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUESTS TO ALLOW FOR TWO WALL SIGNS WITH A
COMBINED TOTAL OF 71.53 SQUARE FEET FOR
TOTAL ACCESS URGENT CARE IN THE TENANT SPACE ADDRESSED AS
10923 OLIVE BOULEVARD**

FOR THE MEETING OF: January 21, 2016

SUBJECT PROPERTY LOCATION: 10923 Olive Boulevard, within The Shops at Westchase Shopping Center.

REQUEST: Dr. Matthew Bruckel, of Total Access Urgent Care, located within the tenant space addressed as 10923 Olive Boulevard, submitted a variance request for two signs, one at 47.23 square feet on the south elevation and a second at 24.3 square feet of sign area, on the west elevation. The Applicant submitted for approval of a new façade and site improvements before the Planning and Zoning Commission that includes reorienting the tenant space toward Olive Boulevard and eliminating the side entrance. Therefore, the tenant is provided for only one wall sign with a maximum sign area of 50 square feet.

ADDITIONAL INFORMATION: Section 405.950(B) of the City of Creve Coeur Sign Regulation provides for each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or 20 square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph. The Tenant may also utilize available space on the ground sign, as well as temporary window signs as allowed under the City's Sign Regulations.

APPLICANT: Dr. Matthew Bruckel
Total Access Urgent Care
10923 Olive Blvd
Creve Coeur, MO 63141

PROPERTY OWNER: Hutkin Properties Group, LLC
10829 Olive Blvd, Suite 200
Creve Coeur, MO 63141

Key Issues:

- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Article VIII: Sign Regulations
- Section 405.1040: Board of Adjustment



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: January 12, 2016

ATTACHMENTS: Applicant's Variance Application Materials submitted on December 15, 2016

Attachment: TAUC BOA Staff Report-January 21 (1777 : 10923 Olive Blvd TAUC Sign Variance)

PROPERTY HISTORY

The subject property is 3.29 acres and Zoned CB Core Business District, and was originally a single Restaurant. In 2009 the Planning and Zoning Commission, authorized the redevelopment of the property for the existing Noodles Restaurant, the prior tenant of Bandanas Restaurant and the multi-tenant building to the east, with the joint access from Olive Boulevard and one ground monument sign as the Shops at Westchase. The property was developed under the current Zoning Ordinance and there are no known site related non-conformities.

COMPREHENSIVE PLAN

The property is located in the East Olive Corridor Action Area of the City's Comprehensive Plan which recommends the tightening of sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor and to improve the City's existing sign regulations to increase the consistency and compatibility of signage (p. 62).

SIGN REGULATIONS

In assessing any claims of a hardship under the Sign Regulations (Article VIII of the Zoning Ordinance), it is important to understand the objectives of the code. Section 405.910: Purpose and Intent states:

These regulations encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement; to allow for freedom of speech subject to reasonable restrictions as to time, place and manner; to protect the public from the dangers of unsafe signs; to lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and to enhance the attractiveness and economic well-being of the City of Creve Coeur.

It is important to note that the Code is attempting to place reasonable limitations on signs in order to improve the public health, safety and general welfare, rather than compromise the public health, safety and general welfare in order to allow merchants to have more signs. This is not to say that the City does not also consider certain private development concerns too. The following analysis is, therefore, focused on points of review where the Applicant's interest in more signage, than would otherwise be allowed, compromises the underlying purpose of the code.

In 2012, the City adopted new sign regulations to address the content neutrality of signs, and to create simpler regulations and equity throughout the code. As part of the revisions, the regulations for wall signs were simplified to be:

Section 405.120 Definition of Terms

SIGN, GROSS SIGN AREA. The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign. Where a sign has two (2) or more faces which can be viewed from a

single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

Article VIII. Sign Regulations

Section 405.950. Signs in Non-Residential Districts.

B. Permanent Attached Signs.

1. *In-line or mid-block uses. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph. If the sign(s) consist(s) of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building facade.*

While maintaining uniformity in wall signs, larger ground signs were provided for larger properties, where for properties between three to five acres, a monument sign of up to 8 feet tall and 35 square feet of sign area is allowed, and was recently approved for this property.

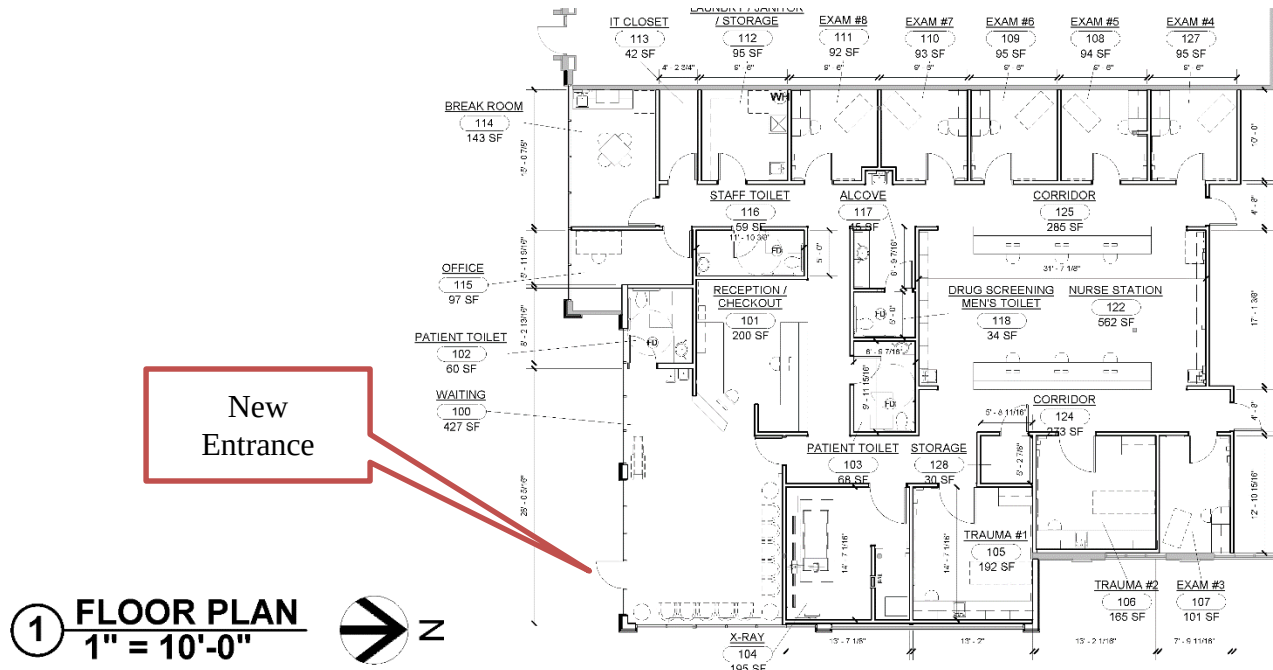
The Applicant's materials submitted for the variance request indicates that the main entrance would be maintained on the east side of the building. However, at the time of drafting the Staff Report the Applicant was also seeking modification to the building, which involves creating a new entrance oriented along Olive Boulevard. The façade and site changes will be reviewed by the Planning and Zoning Commission currently scheduled for Tuesday, January 19, 2016. The proposed conceptual elevation and floor plan layout submitted for the Planning and Zoning Commission review are below:



Figure 1: Conceptual Elevation submitted 1-12-2016



Figure 2: Conceptual Elevation submitted 1-8-2016



The Sign Regulations provide for only one wall sign with a maximum sign area of 50 square feet. As shown above, the review of the variance request for a second sign on the east elevation would not be allowed, due to the entrance being relocated to the Olive Boulevard frontage.

The City Sign Regulations also provide specific criteria for determining rights for variances from the sign regulations, to wit:

Section 405.970. Variances

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.
2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

Therefore, the City cannot base such requests on one use versus another, but on specific limitations of the property where a hardship or practical difficulty exists. If a variance is granted to the property any future tenant would be afforded the same sign area granted to this Applicant.

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Westchase Apartments/ partial Single Family Residential	CB Core Business District/ unincorporated St. Louis County	N/A
South	Bank/Residential	GC General Commercial/ C Single Family Residential	Olive Boulevard
East	Westchase Apartments	CB Core Business District	N/A
West	Walgreen's Pharmacy	GC General Commercial	N/A

BASIS FOR APPEAL AND STATED HARDSHIP

The applicant's basis for requesting a second sign on the east elevation of the building with a sign area of area of 24.3 square feet is for greater visibility along Olive Boulevard, and consumer recognition of the logo and name of the business.

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, per *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. The variances requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;

The Applicant provided no justification that the property is so unique that it can't meet with the minimum standards of the code. Staff would note the one sign on the south elevation is compliant with the Code allowance, and the ground sign in front of the space provides for additional sign area along Olive Boulevard. Further, the Applicant is entitled to temporary window signage up to 20% of the window area. It is the Applicant's decision and economic interest to seek a second sign, and would therefore be creating the non-conformity for which he is seeking a variance from.

2. The variances requested are because of a unique hardship not created by the applicant or the owner of the property;

The Applicant has provided no justification for the second sign other than to provide for greater visibility along Olive Boulevard. As stated above, economic interest is not an allowed justification for a variance that the Board may take into consideration. Therefore, there does not appear to be any hardship that is not imposed by the applicant.

3. The granting of the variances shall not adversely affect adjacent property owners or residents;

Granting the variances would allow for more signage than other tenants throughout the City would be allowed, which could be seen as granting an unfair advantage to the tenant of this space within even the same shopping center, as well as throughout the City.

4. The strict application of the provisions of the Zoning Ordinance, from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

The Applicant has provided no evidence that meeting with the City's Sign Regulations will cause practical difficulty or extreme hardship that is out of character with other applicants that would seek a sign permit. It would appear that the limitation of the Sign Regulations has no impact on the property.

5. The variances desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community; and,

As stated above, the Comprehensive Plan calls for limiting signs along Olive Boulevard. The Sign Regulations were adopted to better implement the goals of the Comprehensive Plan, as well as balance the business interests throughout the City all while maintaining content neutrality. Allowing more signs for this tenant would appear to be contrary to the adopted Sign Regulations and the City's Comprehensive Plan. To the extent that these documents were adopted through a public process with the express intent of improving the health, safety and general welfare of the community, it can be concluded that granting variances that are contrary to those documents would adversely affect the general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Based upon the preceding analysis, there does not appear to be a unique physical condition on the subject property. The strict enforcement of the Sign Regulations does not appear to create any extreme hardships for the Applicant and there is no evidence submitted showing why the signs cannot be in compliance with the City's Sign Regulation. Granting the variances would, however, give this property more signage than is available to other tenants within the same shopping center or other properties throughout the City in the same district or the surrounding commercial areas. Having more sign area would appear, then, to be granting a privilege to this Applicant rather than addressing a hardship that is unique to the property. Staff concludes, this is, by definition, contrary to the stated basis for granting a variance and would, therefore, violate the general spirit and intent of the Chapter.

ADDITIONAL CRITERIA FOR NON-USE VARIANCES

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

As stated above, this property and many of the others along Olive Boulevard have a significant slope down from the street. The Applicant has provided no evidence to verify that the change in grade is exceptional or that it creates a hardship to the tenant space in a manner dissimilar to that of other similarly situated property in the City.

2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.

The proposed sign would not result in the diversion of additional stormwater.

ACTION

Following its deliberation, the Board of Adjustment may vote for or against a motion to approve the request.

Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion would be:

“I move to approve the following variance for the commercial tenant space at 10923 Olive Boulevard within the Shops at Westchase Shopping Center:

A second wall sign on the east elevation of the tenant space with a sign area of 24.3 square-feet, in addition to the allowed 50 square foot wall sign on the south elevation, where Section 405.950.B.1. of the Sign Regulations of the Zoning Ordinance requires Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance

Based upon the following findings of fact:

1. The variances requested arise from conditions that are unique to the tenant space and property in question and that are not ordinarily found elsewhere in the same zoning district;
2. The variances requested are because of unique hardships not created by the Applicant nor the owner of the property;
3. The granting of the variances will not adversely affect adjacent property owners nor residents;
4. The strict application of the Sign Regulations will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed sign will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the variances will not violate the general spirit and intent of this Chapter;
7. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the Sign Regulations actually create a hardship to the tenant

- space and property in a manner dissimilar to that of other similarly situated property in the City; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval.

After the Board reaches a final decision regarding the request, a follow-up motion directing staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 10923 Olive Boulevard based upon the testimony received and the deliberations of the Board on this application, as decided on January 21, 2016.”

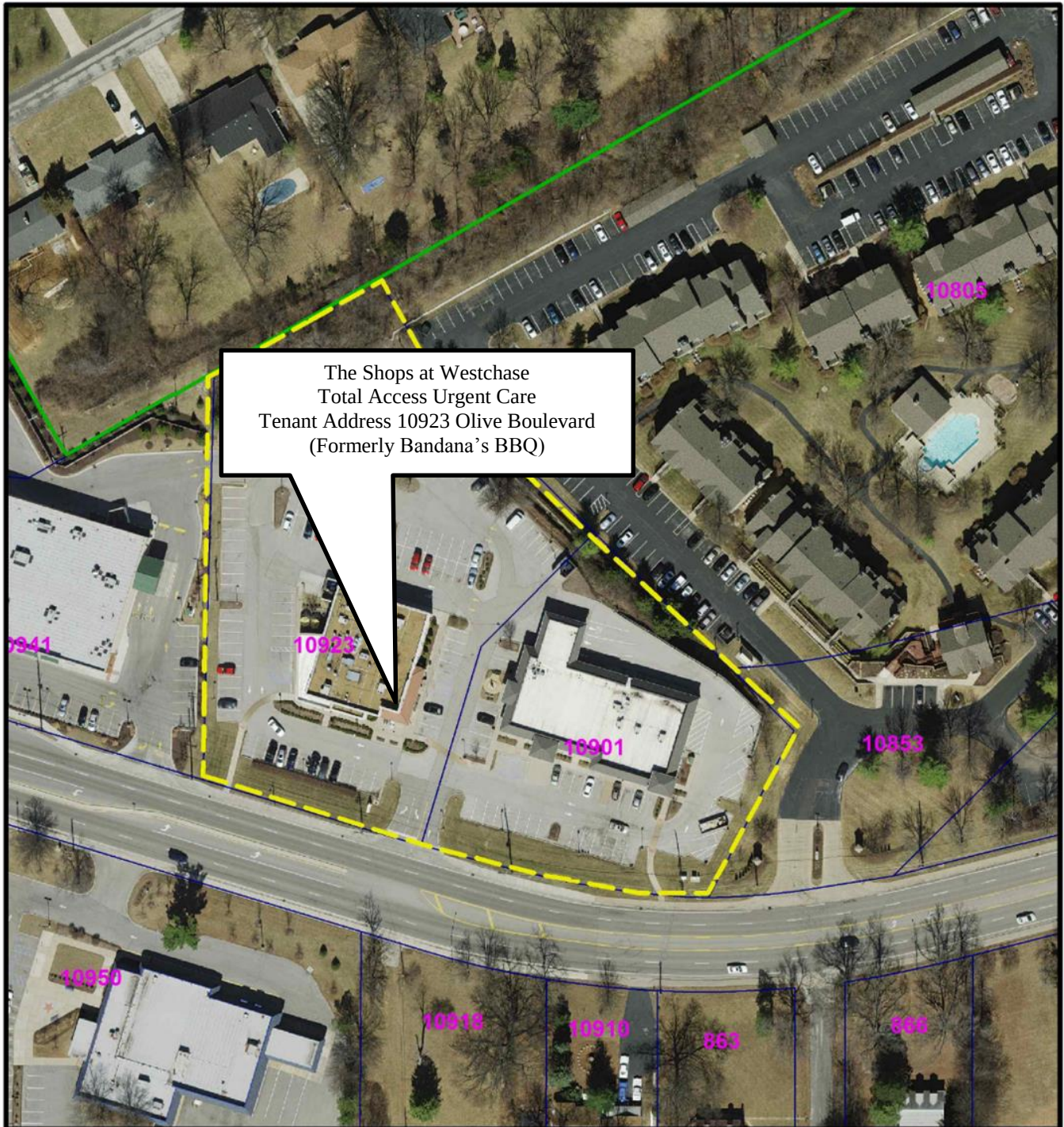
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

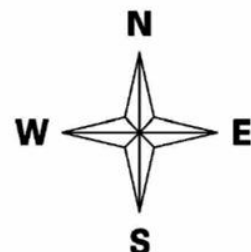
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Attachment: TAUC BOA Staff Report-January 21 (1777 : 10923 Olive Blvd TAUC Sign Variance)

- The Shops at Westchase, 10901-10925 Olive Boulevard
- Property Lines
- Creve Coeur Municipal Boundary





city of **CREVE COEUR**
COMMUNITY DEVELOPMENT DEPARTMENT

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION
NON-USE VARIANCE

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<u>Dr. Matthew Bruckel</u>	<u>Kara Hennessy</u>
Name	Name
<u>Total Access Urgent Care</u>	<u>Excel Signs & Design</u>
Company (If Applicable)	Company (If Applicable)
<u>10923 Olive Blvd.</u>	<u>4004-B Butler Hill Rd.</u>
Address	Address
<u>Creve Coeur, MO 63141</u>	<u>St. Louis, MO 63129</u>
Address	Address
Telephone # <u>(314) 458-0044</u>	Telephone # <u>(314) 200-8097</u>
Fax # _____	Fax # <u>(314) 200-8069</u>
Email: <u>mbruckel@tauc.com</u>	Email: <u>Karah@excelsignstl.com</u>

Applicant's Status (Indicate one):

- ☐ Property Owner of Record
- ☒ Private Party (financial, contractual, or proprietary interest; consent of owner of record **must** be attached)
- ☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, 12/15, 2015.

[Signature]
Applicant's Signature
12/15/15
Date

[Signature]
Applicant's Representative's Signature
12/15/15
Date

File # _____

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

(See attached drawings)

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

In order for the logo to remain legible and recognizable from a distance, a variance is requested to increase the size of the logo. The signage split between the two (east and south side) will not be legible at 25 sq ft. The "Total Access Urgent Care" logo is 21 letters long, making it very difficult to shrink down to 25 sq ft.

- Unique non-physical characteristics of the property (location, access, history, etc.):

The speed at which cars are passing makes the location more difficult to notice. Also, the distance from the road decreases the availability to recognize signage.

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

Total Access Urgent Care provides emergency medical treatment. Patients are often in distress and it is vital that patients find the facility quickly.

- Current uses and structures on the property:

Bandanas Barbecue restaurant previously - currently vacant

Attachment: Applicant's Materials submitted December 15, 2015 (1777 : 10923 Olive Blvd TAUC Sign Variance)

File # _____

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

The zoning laws make our extensive logo very difficult to read from the street. This signage increase will not adversely affect the rights of adjacent property owners.

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

Total Access Urgent Care is rehabilitating the building to appeal to a higher end consumer. The current building represents an outdated food chain. The style of the building, currently, does not reflect a state-of-the-art medical facility.

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

This will not adversely affect neighboring properties. Total Access will provide the community a much needed service.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

Not applicable

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

None

File # _____

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

None

9. Zoning district in which the property is located: General Commercial

10. Size of the lot (total square feet or acres): _____

11. Please provide any other information in support of this request (on a separate sheet if needed):

(see attached statement)

12. Attach the following:

- Two (2) checks, \$50.00 filing fee and \$250.00 deposit, payable to "City of Creve Coeur."
- Ten (10) sets of scaled, legible plans (folded to a size no larger than 11"x14") of the improvements requiring a variance.
- Electronic copies of all submitted documents, malware-free on CD, DVD, or USB flash drive.

Office Use Only

_____ Attachments/Plans

Received By: _____

_____ Fees Paid

_____ Written Justification

Date: _____

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (872-2501)

Revised: 09/15

Attachment: Applicant's Materials submitted December 15, 2015 (1777 : 10923 Olive Blvd TAUC Sign Variance)

11. Total Access Urgent Care (TAUC) has been providing top-notch medical treatment in the St. Louis region since 2008. The rapidly growing TAUC model is centered on fast, friendly, and high quality care. TAUC hand-picks board certified emergency medicine physicians, who are trained to diagnose and treat any level of emergent medical presentation. This allows TAUC to operate effectively as a low-acuity emergency room with much lower prices for patients (one eighth average ER costs for the same services).

TAUC provides immediate medical service to walk-in patients. In the event of an emergency, every second matters. Patients are often in distress from a medical emergency. It is vital that patients find the facility quickly. Visible and clear signage could be the difference between life and death.

The "Total Access Urgent Care" logo is extensive. In order for the logo to remain legible and recognizable from a distance, a variance is requested to increase the size of the logo. The tower on the building provides additional height and visibility for patients. Unfortunately, the logo will not fit on the tower. We are requesting the "TAUC" logo on the tower to differentiate the brand from other urgent care facilities in the area. Currently, the "TAUC" logo is not easily connected with the brand. It is vital that "Total Access Urgent Care" full logo also remain on the building for recognizing the facility as an urgent care. Until that logo design is easily connected with the brand, it is important that we include the full logo in signage as well.

The building sits back from Olive Boulevard and signage will not be seen at the allowed size.

Total Access Urgent Care is excited to provide crucial medical services to the Creve Couer community. According to a survey of over 1,000 existing TAUC patients, signage is the most important way to find medical care. Clear and consistent signage is vital to the health and safety of patients, as well as the mission of Total Access Urgent Care to serve the community with fast, friendly and affordable care.



4004-B Butler Hill Rd. | St. Louis, MO 63129

314.200.8097 314.200.8069

excelsignstl.com

contact us

matt@excelsignstl.com

graphics@excelsignstl.com

Client:

Total Access Urgent Care

Contact:

Ashley Williams
(618) 593-4435
awilliams@tauc.com

Date:

12/14/15

Address:

TAUC 8
10923 Olive Blvd
Creve Cover, MO 63141

designer

kara hennessy

karah@excelsignstl.com

Design Layout Approval

✓ Approved AS IS

×

×

Changes after signed and/or e-mailed approval has been submitted may result in additional charges.

Design Layout is for representational purposes only, and may not be 100% accurate.

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TOTAL ACCESS URGENT CARE

309.2"
22"
TOTAL ACCESS URGENT CARE



South Side

S P E C I F I C A T I O N S

Raceway mounted channel letters

Creve Cover allowances: 1 sqft per linear foot with a max of 50 sqft
> linear footage = 61.4'

Proposed Signage: 309.2" x 22" = 6,802.4 sqin / 144 = 47.23 sqft

color chart

PMS 281C
PMS 193C
Cool Gray 6



4004-B Butler Hill Rd. | St. Louis, MO 63129

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Contact:

Ashley Williams
(618) 593-4435
awilliams@tauc.com

Date:

12/14/15

Address:

TAUC 8
10923 Olive Blvd
Creve Cover, MO 63141

designer

kara hennessy

karah@excelsignstl.com

Design Layout Approval

✓ Approved AS IS

×

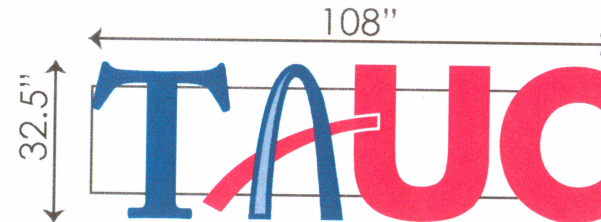
× Date

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TOTAL ACCESS URGENT CARE



East Side

S P E C I F I C A T I O N S

Raceway mounted channel letters

Creve Cover allowances: 1sqft per linear foot with a max of 50 sqft
> linear footage = 96'

Proposed Signage: 32.5" x 108" = 3,510 sqin / 144 = 24.3 sqft

color chart

- PMS 281C
- PMS 193C
- Cool Gray 6

Attachment: Applicant's Materials submitted December 15, 2015 (1777 : 10923 Olive Blvd TAUC Sign Variance)



city
of

CREVE COEUR

3.2.a

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO THE BOARD OF ADJUSTMENT VARIANCE REQUEST TO ALLOW FOR A FORTY-FIVE FEET FRONT-YARD SETBACK ALONG MOSLEY HILL DRIVE FOR THE PROPERTY ADDRESSED AS 210 MOSLEY ROAD

FOR THE MEETING OF: Thursday, February 18, 2016, 4:00 PM

SUBJECT PROPERTY LOCATION: 210 N. Mosley Road, zoned A Single Family Residential.

REQUEST: Mark Mehlman, of Mehlman Homes Realty, has submitted a variance request for the property addressed at 210 N. Mosley Road to allow for a 45 feet front-yard setback along Mosley Hill Drive for the construction of a new home, where Section 405.250(E)(4)(a) requires a minimum setback of 50 feet for the A Single Family District. The Applicant is re-orienting a new home with access from Mosley Hills Road.

ADDITIONAL INFORMATION: The property is pre-existing non-conforming in regard to lot width at 100 feet by 440.19 feet, where the minimum lot size for the A Single Family District is 150 feet by 150 feet. The existing home will be torn down for the construction of a new home. Section 405.230(A)(1)(d) *Existing lots of record* states that structures may be built on lots of record that were made non-conforming by this Chapter as to size, area or width; provided however, that such structures shall conform to setbacks and other regulations not involving area or width of lot. Due to the corner lot configuration, the 50 feet front-yard setback is along both Mosley Road and Mosley Hill Drive, 15 feet side-yard setback to the south and the 30 feet rear-yard setback is to the east.

Key Issues:

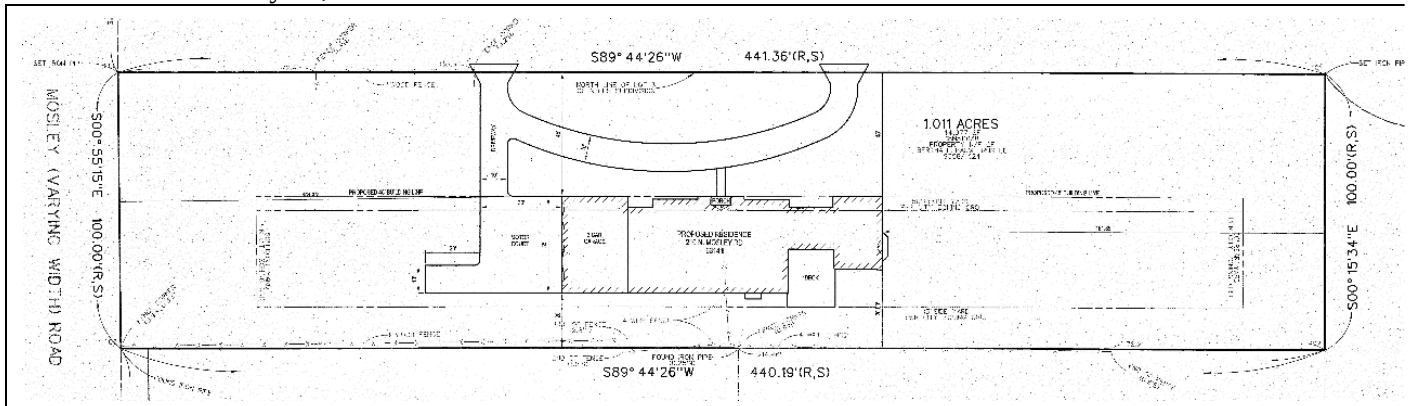
- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.230: Establishment of Size, Dimension and Access Criteria
- Section 405.250: A Single-Family Residential District
- Section 405.1040: Board of Adjustment
- 405.610 Non-conformities
- Section 405.1110: Variances and Appeals

APPLICANT: Mark S. Mehlman
Mehlman Homes Realty
34 N. Brentwood Blvd., Suite 207
Clayton, MO 63105

PROPERTY OWNERS: Portmann, James L & Betty A Trust
210 N. Mosley Road
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

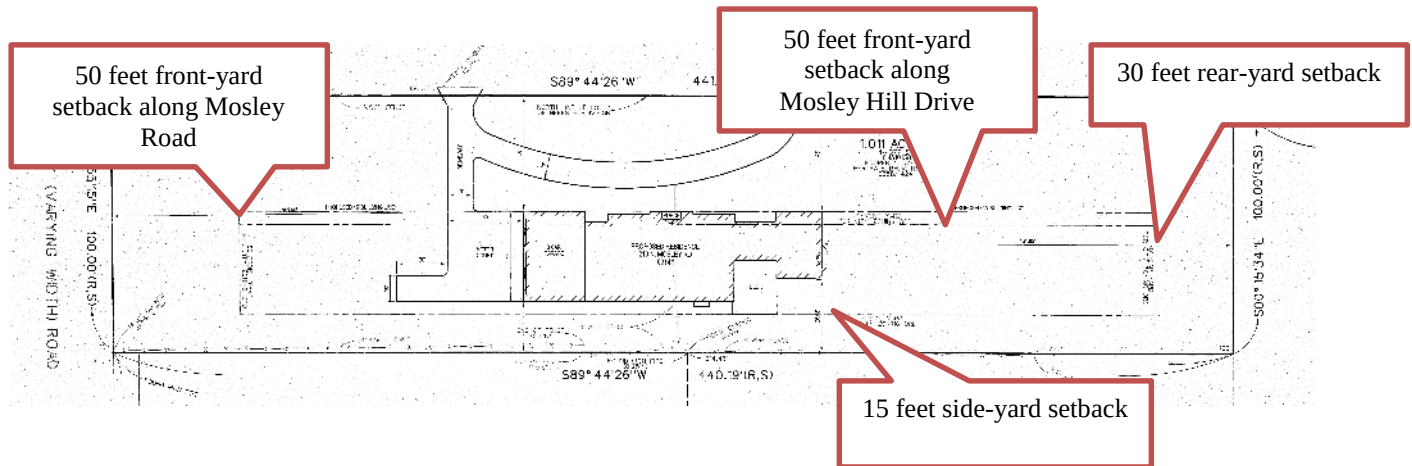
DATE: 2-3-2016

ATTACHMENTS: Applicant's Materials submitted January 13, 2016

Attachment: 210 N. Mosley BOA Staff Report-Feb. 18 (1775 : 210 N Mosley Variance Request)

BASIS FOR APPEAL AND STATED HARDSHIP

As stated in the attached application materials, the Applicant's basis for requesting the variance is a desire to build a new home on the lot that will be oriented toward Mosley Hill Road. The existing non-conforming structure will be torn down. Due to the corner lot configuration, the 50 feet front-yard setback is along both Mosley Road and Mosley Hill Drive, 15 feet side-yard setback to the south and the 30 feet rear-yard setback is to the east.



The Applicant is proposing to orient the building from Mosley Hill Drive, and therefore is seeking a variance to allow for a larger side-yard setback for the property to the south, and to set the house at 45 feet along Mosley Hill instead of the required 50 feet front-yard setback for the A Single Family District. This would allow the home to be set at 20 feet from the south side-yard, 161.85 feet from the east property line and 161.98 feet from the west property line along Mosley Road.

In addition to Section 405.230(A)(1)(d) *Existing lots of record* states that structures may be built on lots of record that were made non-conforming by this Chapter as to size, area or width; provided however, that such structures shall conform to setbacks and other regulations not involving area or width of lot, Section 405.610(E) *Non-Conformities within Setback Lines* further states that:

Section 405.610 Non-Conformities

D. Non-Conformities Within Setback Lines. In addition to the provisions of Section 405.240 regulating setbacks, the following regulations shall apply to those non-conformities located within prescribed setback lines from the rights-of-way of public or approved private streets and highways.

- 1. Projection of existing structures into required setbacks. No structure shall be constructed, reconstructed or structurally altered in such a manner as to project into the area prescribed as a setback from a public or approved private street or as established by this Chapter.*

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residence	A Single Family Residential	Mosley Hill Drive
South	Residence	A Single Family Residential	NA
East	Residence	A Single Family Residential	NA
West	Residence	A Single Family Residential	Mosley Road

STAFF ANALYSIS

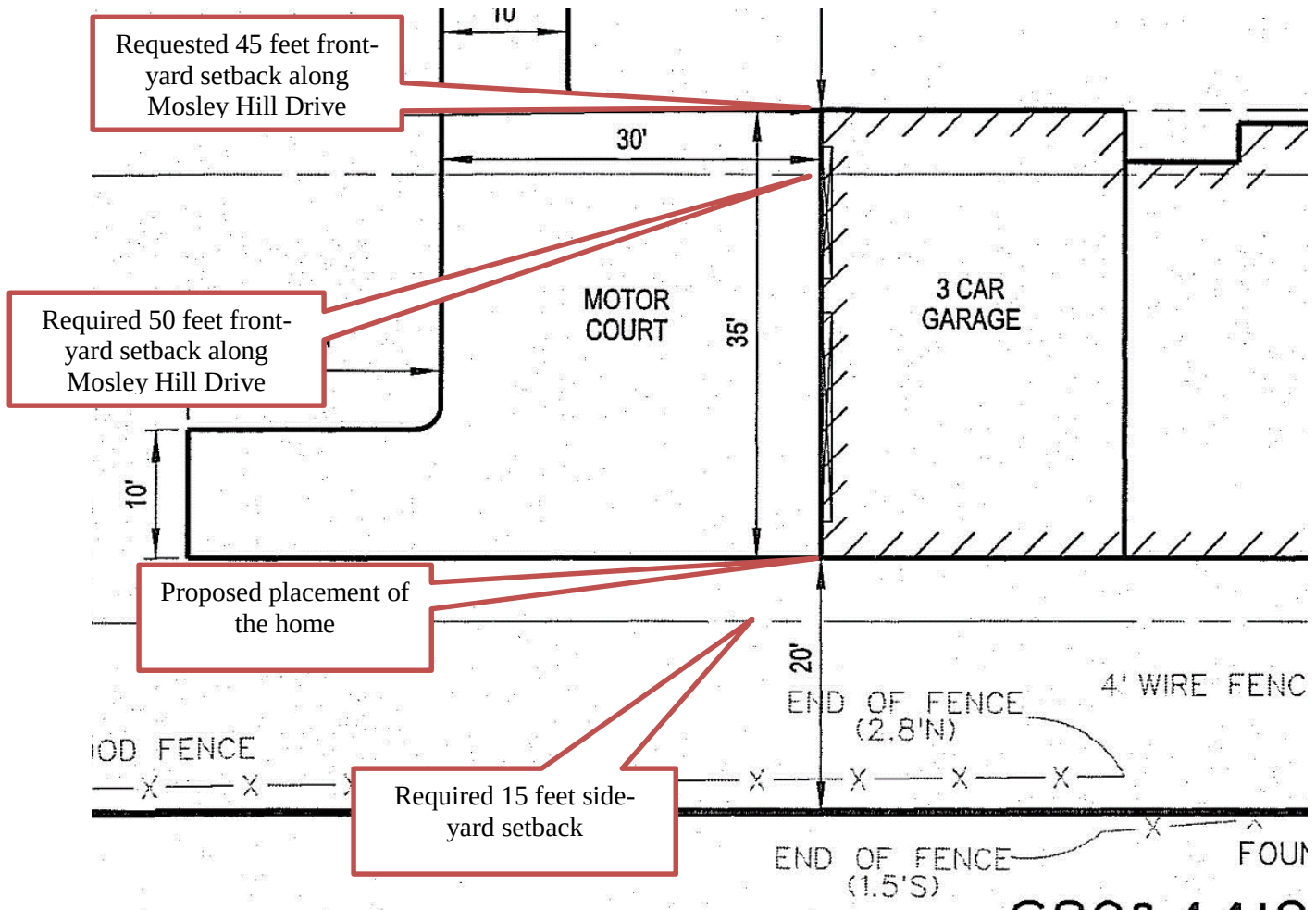
Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;

The lot was originally platted in 1913 prior to the incorporation of the City. It was subsequently zoned "A" Single Family Residential which district requires a minimum lot size of one acre and a minimum front-yard for permitted uses of 50 feet. This resulted in the home having a non-conforming lot size with regard to width. As indicated above, the use of the non-conforming home within the setback will be eliminated. And as indicated in the Applicant's materials, the non-conforming width does not prevent the development of a new home within the setbacks as proposed. The variance may be avoided by setting the house at the 15 feet setback to the south and by doing so the front-yard setback would be met. The Applicant has not provided any information that there is something so unique about the property that the home could not be placed accordingly.

2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;

While the non-conformity of the lot width is the result from the actions of the City of Creve Coeur, it is the Applicant's decision to place the house outside the setback, when the lot can accommodate the home within the allowed setback, as shown below. Thus, the placement of the home within the front-yard setback is solely the decision of the Applicant, and the Applicant has not provided any evidence that the home as designed cannot be done so within allowed setbacks. Simply placing the home south five feet from Mosley Hill Drive would place the home within the legal setbacks on the property and therefore eliminate the need for a variance.



3. The granting of the variance shall not adversely affect adjacent property owners or residents;

While it is unlikely that the average viewer will perceive a negative impact arising from a sense that the house is too close to the street compared to those around it, it does create an inconsistent frontage that would otherwise not be allowed. Whether or not the allowance of a home to encroach into the setback represents an adverse impact upon adjacent property owners or residents is fairly debatable.

4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

No evidence has been submitted that suggests that the property is so adversely affected by the zoning district regulations that they will cause an extreme hardship. It is the Applicant's decision to seek approval of the structure placement at 45 feet instead of the 50 feet front-yard setback that would not require the need for a variance.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community, and

Nothing in the request will affect the public health, safety, order, convenience, or general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Certainly, the City has enjoyed the benefits of significant private investments in the existing housing stock; much of it made possible by the large lots that afford most houses plenty of “room to grow.” In many prior applications, the root of the problem is that the house does not have “room to grow” because either the lot is non-conforming for size and/or the house was built to a standard that does not conform with City’s current zoning. While the lot is non-conforming in size, it is the Applicant’s design decisions that result in the need for a variance, and granting such would violate the general spirit and intent of the Zoning Ordinance.

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

While the lot is narrow in comparison to the district regulations, and the corner lot creates two front-yards setbacks that further reduces the buildable area, however, the Applicant has demonstrated that a new home meeting the needs of today’s market can be built within the existing City’s setback regulations. Therefore, the narrowness of the lot does not rise to the standard of creating an exceptional circumstance that creates a hardship in a manner dissimilar to other similarly situated properties. The desire to have a larger “back” yard, versus maintaining the existing side-yard setback of 15 feet rather than redesigning the home to fully utilize the area to the east as the “back yard” so as to not to create additional non-conformities, does not create a hardship on the property in a manner dissimilar to that of other similarly situated properties in the A Single Family District.

- 2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.**

The lot was originally and appropriately graded to accommodate a home and it is anticipated that the proposed new home design would not alter the water flow patterns off the site.

ACTION

Following its deliberation, the Board of Adjustment may vote to in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the front-yard setback would be:

“I move to approve a variance to allow for a 45 feet front-yard setback for the property addressed as 210 N. Mosley Road, where the required in the A Single-family Residential District is 50 feet, based upon a positive finding that:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the front-yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the change of setbacks after construction, the strict application of the setback requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for the variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 210 Mosley Road based upon the testimony received and the deliberations of the Board on this application, as decided on February 18, 2015.” In the event of a negative vote, it would be helpful for board members to identify the factor or factors (see items 1-8 above) which prompted such a vote.

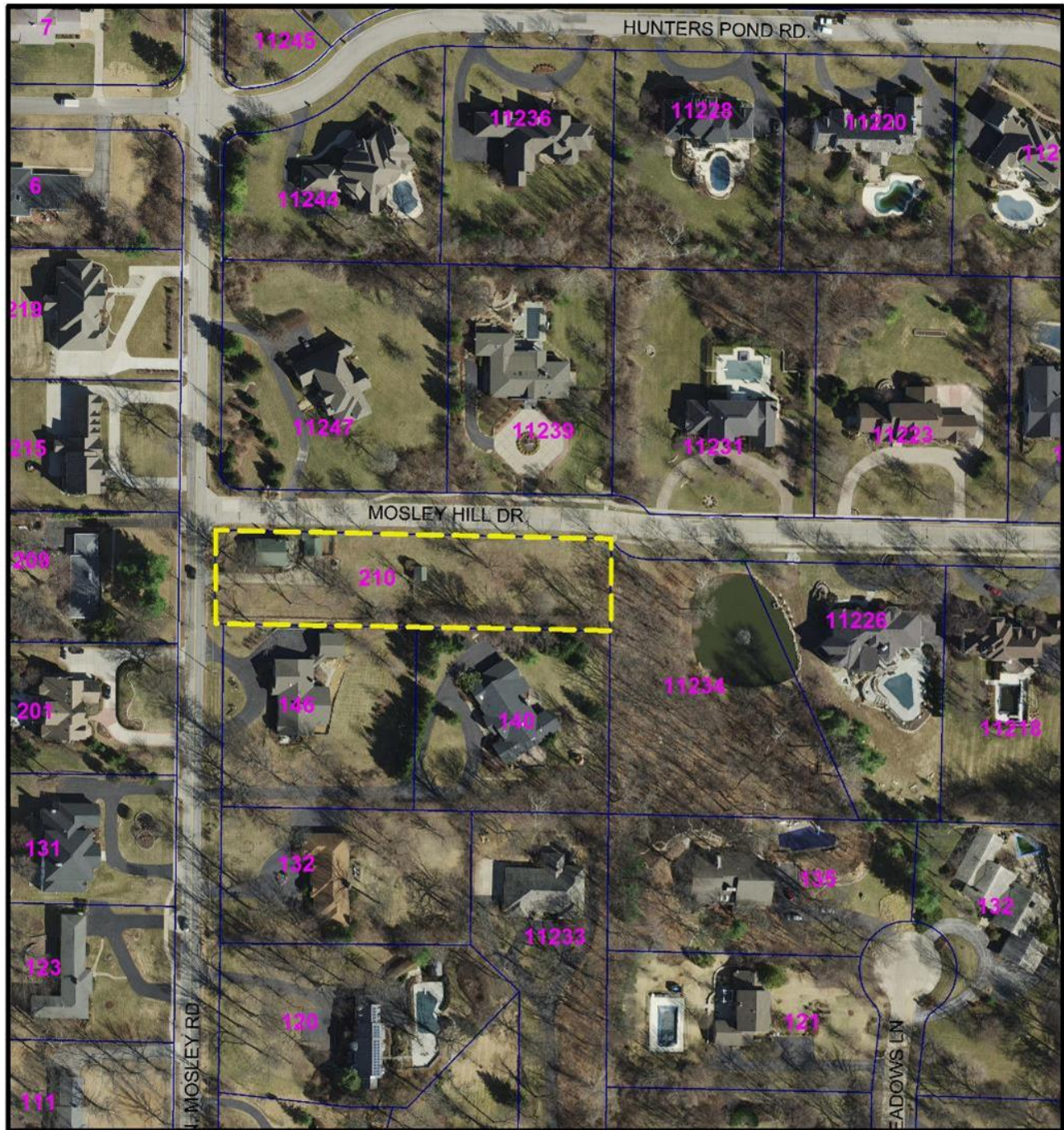
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

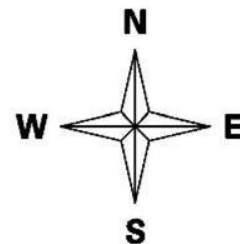
APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



--- 210 N. Mosley Road
 [] Property Lines



Attachment: 210 N. Mosley BOA Staff Report-Feb. 18 (1775 : 210 N Mosley Variance Request)

APPENDIX 4: SITE PHOTOGRAPHS

Taken 2-5-2016:



Description: View of looking east from the Mosley Road at the existing home.



Description: View of looking east down Mosley Hills from the Mosley Road with the existing home to the right.



Description: View
looking east along the
south property line
from Mosley Road



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MO # A - 5288

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NEW RESIDENCE AT:
210 N. MOSLEY
CREVE COEUR, MO 63141

LAUREN STRUTMAN
ARCHITECTS P.C.

16676 OLD CHESTERFIELD RD. ■ CHESTERFIELD, MO 63017
PHONE: (636) 531-0860 ■ FAX: (636) 531-1071
E-MAIL: RALPH@LAUREN-STRUTMAN.COM

MISSOURI STATE CERTIFICATE OF AUTHORITY • A-200014651-D

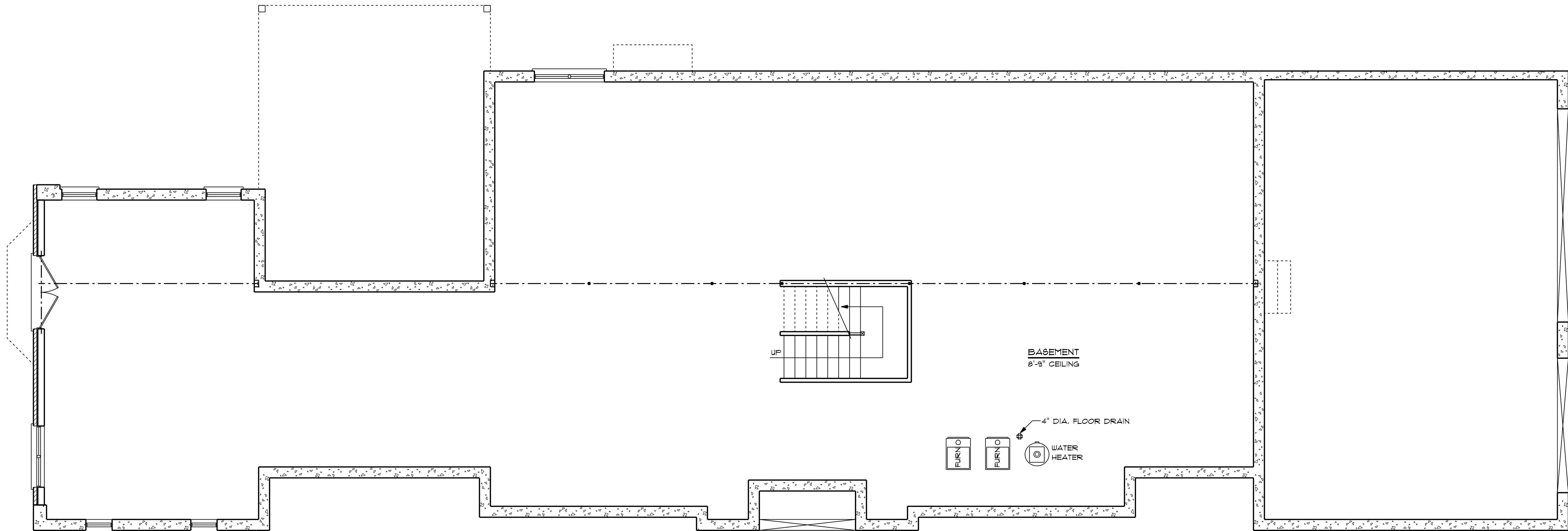
REVISIONS

DRAWN BY: R.E.W.

JOB NO. _____

DATE: 1/12/2016

SHEET: _____



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1' - 0"

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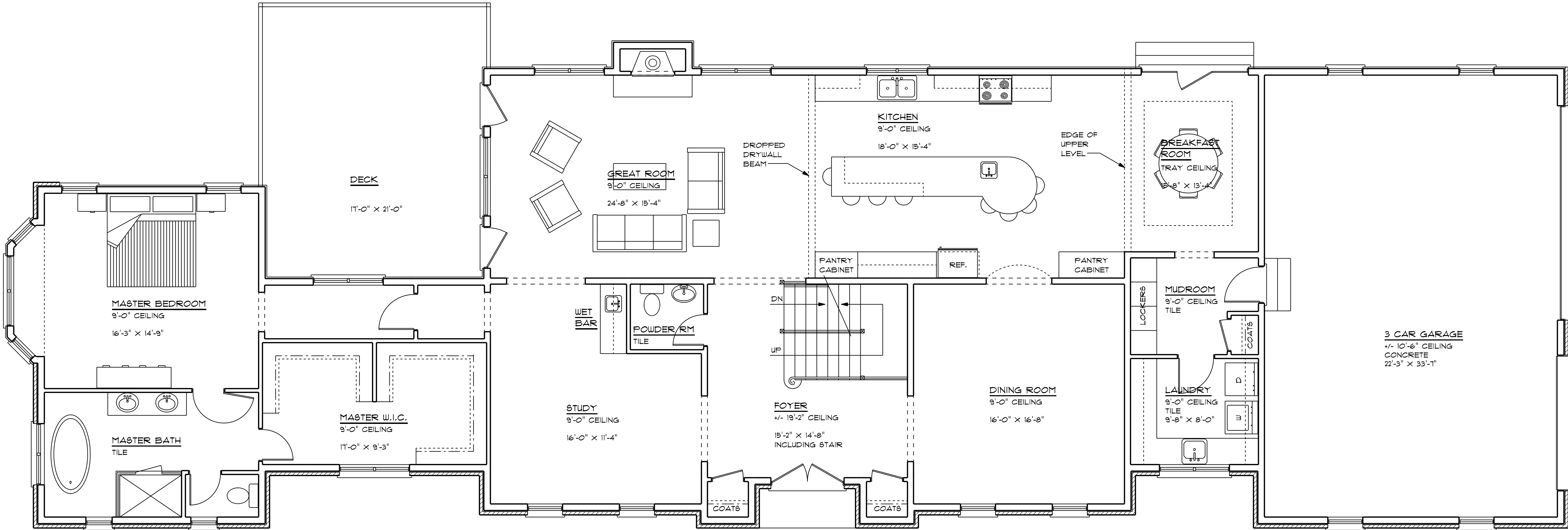
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DRAWN BY: R.E.W.

JOB NO. _____

DATE: 1/12/2016

SHEET:



MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" +/- 2,734 SQ. FT.

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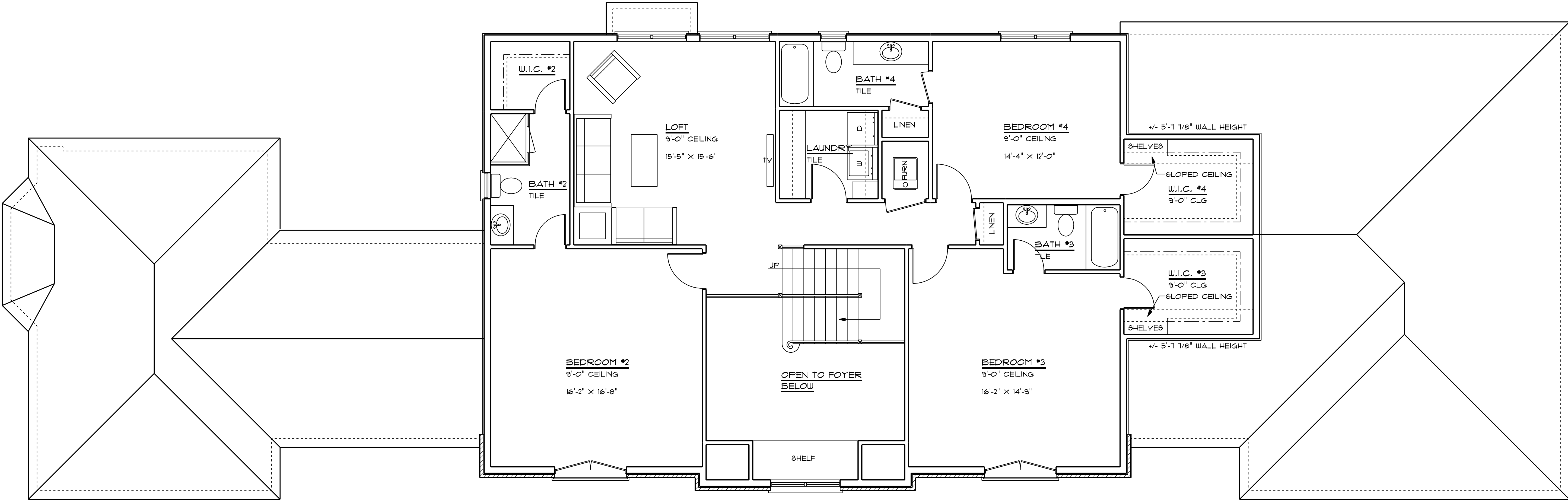
REVISIONS

DRAWN BY: R.E.W.

JOB NO. _____

DATE: 1/12/2016

SHEET:



UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" +/- 1/622 SQ. FT.

LAUREN STRUTMAN - ARCHITECT
MO # A - 5288

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NO.	DESCRIPTION	DATE

DRAWN BY: R.E.W.

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DATE: 1/12/2016

SHEET: _____



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NEW RESIDENCE AT:
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LAUREN STRUTMAN ARCHITECTS, P.C.
1000 OLIVE ST. 12TH FLOOR ST. LOUIS, MO 63101

REVISIONS

RAWN BY: R.E.W.

DB NO. _____

ATE: 1/12/2016

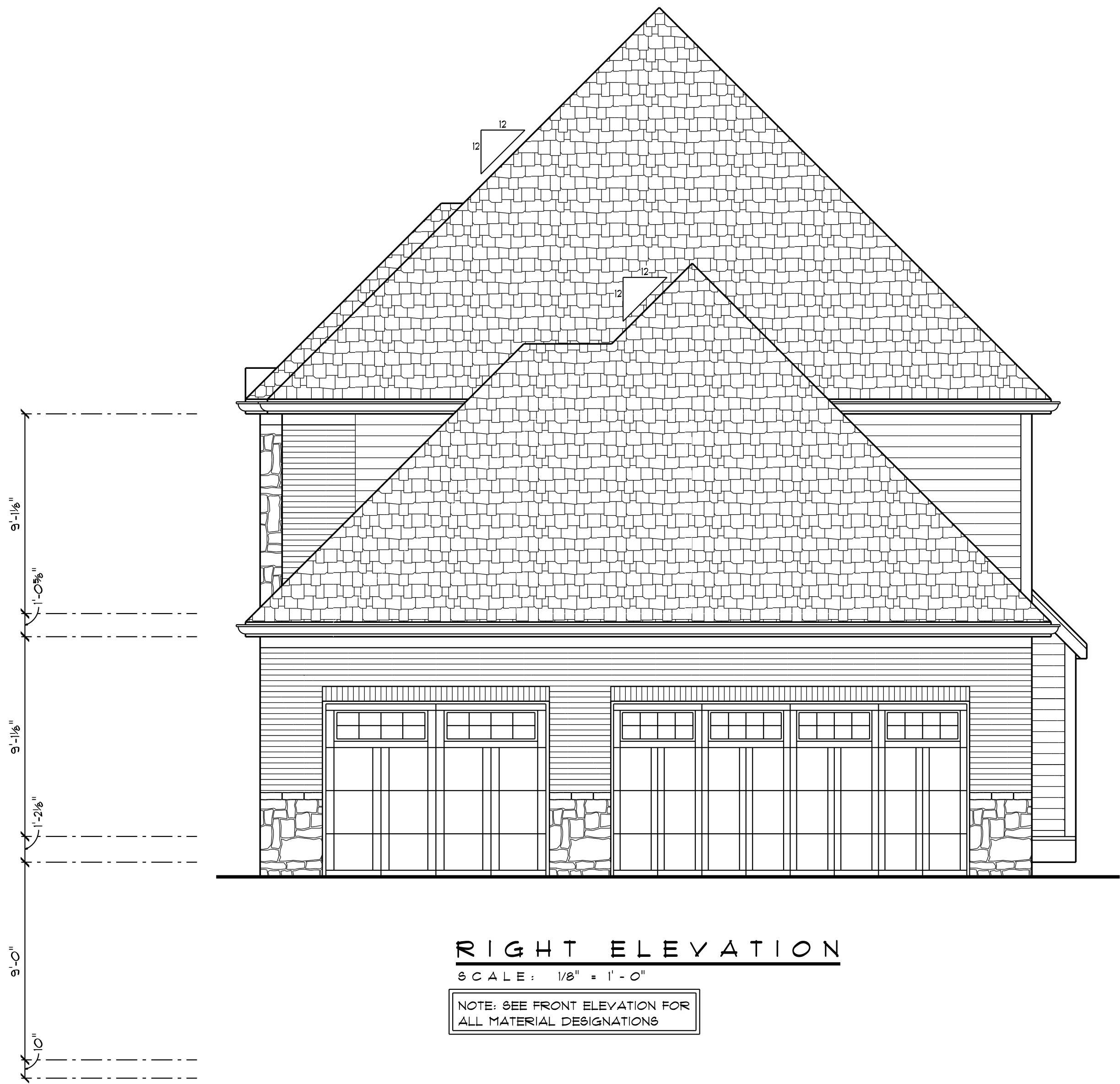
SHEET:

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SCALE: 1/8" = 1' - 0"

NOTE: SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS

PRELIMINARY DRAWINGS
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RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: SEE FRONT ELEVATION FOR
ALL MATERIAL DESIGNATIONS



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: SEE FRONT ELEVATION FOR
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NEW RESIDENCE AT:
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LAUREN STRUTMAN ARCHITECTS, P.C.
MISSOURI STATE CERTIFICATE OF AUTHORITY # A-200014651-D

REVISIONS

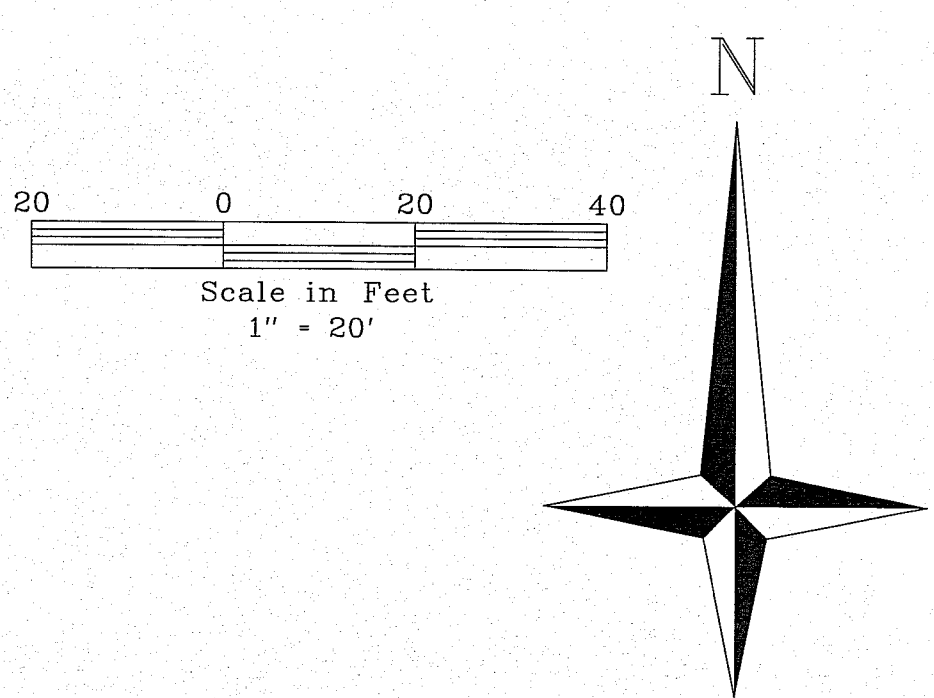
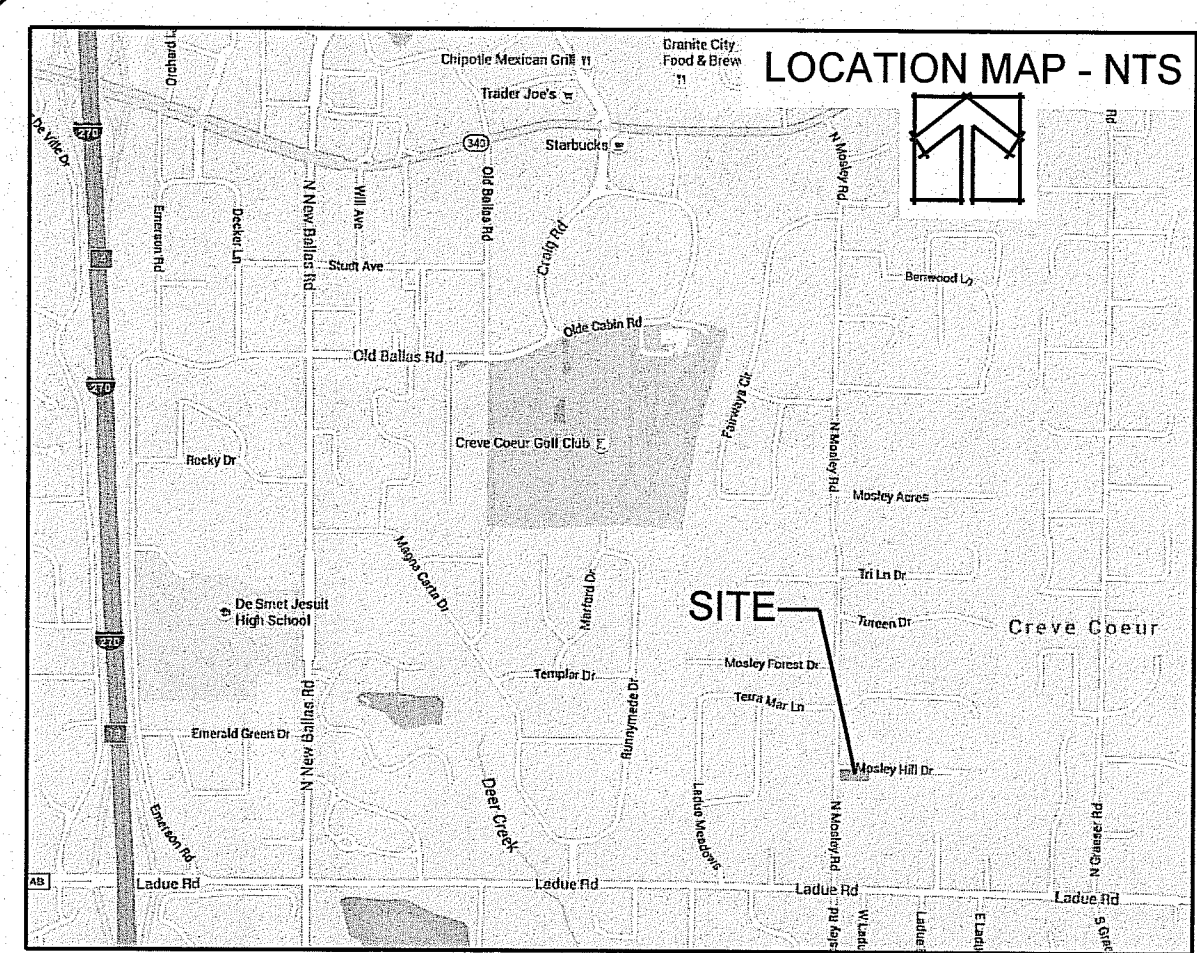
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JOB NO. _____

DATE: 1/12/2016

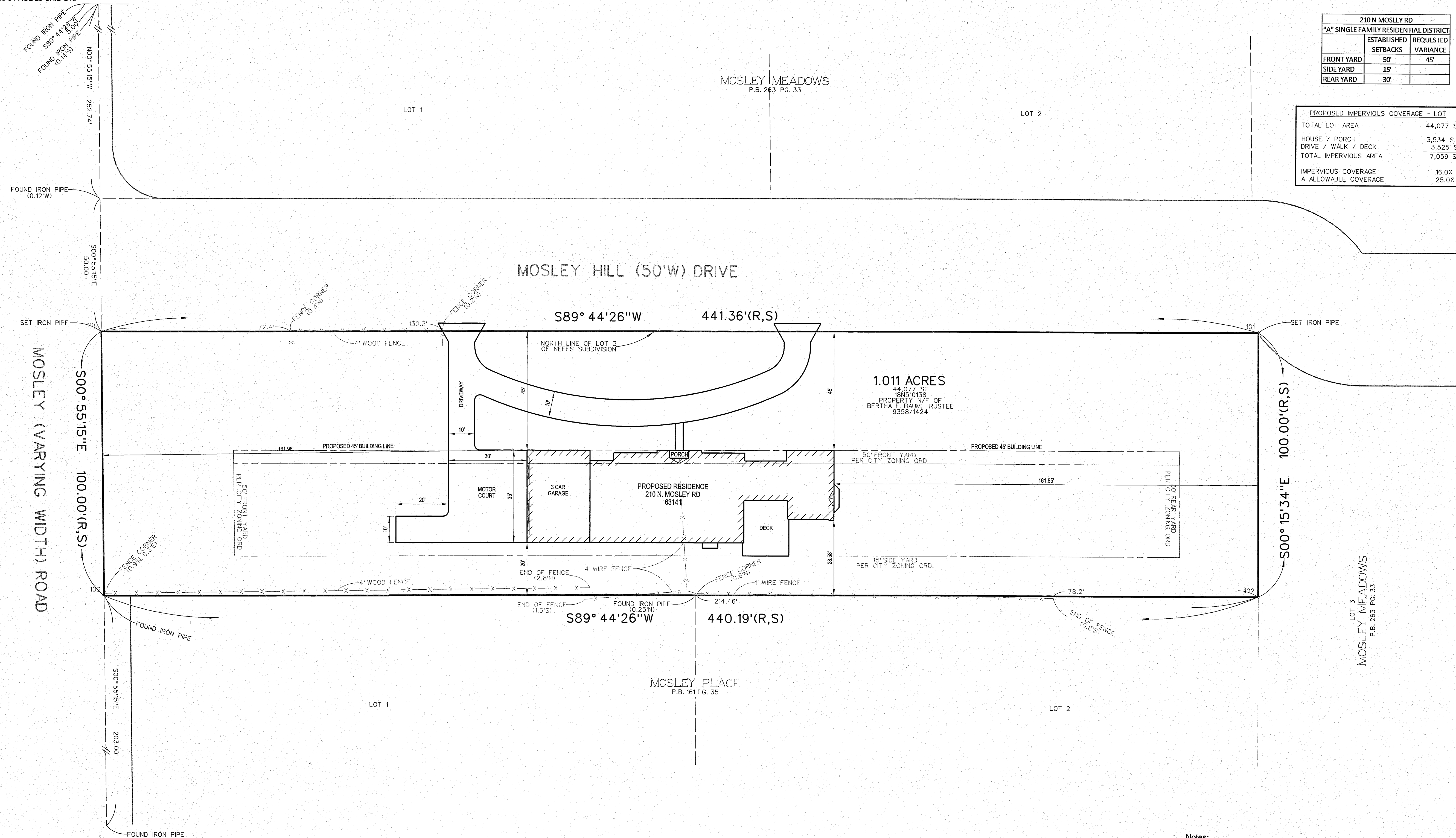
SHEET:

A TRACT OF LAND BEING
PART OF LOT 3 OF NEFF'S SUBDIVISION
IN SECTION 11, TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



210 N MOSLEY RD		
"A" SINGLE FAMILY RESIDENTIAL DISTRICT		
	ESTABLISHED	REQUESTED
FRONT YARD	50'	45'
SIDE YARD	15'	
REAR YARD	30'	

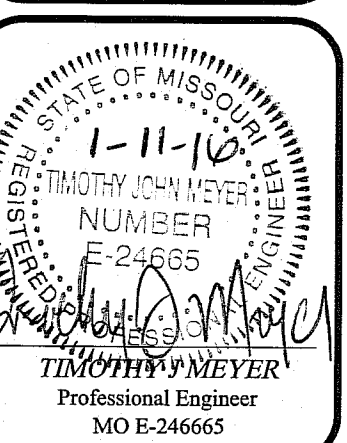
PROPOSED IMPERVIOUS COVERAGE - LOT	
TOTAL LOT AREA	44,077 S.F.
HOUSE / PORCH	3,534 S.F.
DRIVE / WALK / DECK	3,525 S.F.
TOTAL IMPERVIOUS AREA	7,059 S.F.
IMPERVIOUS COVERAGE	16.0%
A ALLOWABLE COVERAGE	25.0%



- Notes:
- Bearing on the South line of Mosley Hill Drive adopted from Plat Book 263 pg 33.
 - A title commitment was not provided. Property may be subject to additional easements of record, if any.
 - Setback lines shown hereon, were taken from the recorded plat of the the city's zoning code and may not represent all setback restrictions that affect the property. Other sources of setbacks that could affect the property may include the the city's building code and subdivision indentures and restrictions.

MARK S MEHLMAN
HOMES, LLC

ENGINEERS
LAND PLANNING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
INCORPORATED
10848 Indian Head Indl. Blvd.
St. Louis, Missouri 63132
314.990.1250
www.volsinc.com
Authority #203



210 N. MOSLEY RD
CREVE COEUR, MO 63141

SETBACK VARIANCE
EXHIBIT

Base Map No. 18N	Design By: EIW
MSP P-000XXXX-00	Drawn By: EIW
Project # 20789-0	Checked By: TJM

1-11-16
C7



city
of

CREVE COEUR

3.3.a

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
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**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUEST TO ALLOW FOR A NEW FRONT-PORCH TO
PROJECT UP TO APPROXIMATELY FIVE FEET INTO THE FRONT YARD
SETBACK FOR THE HOME AT 10672 COUNTRY VIEW DRIVE**

FOR THE MEETING OF: Thursday, February 18, 2016

SUBJECT PROPERTY LOCATION: 10672 Country View Drive, Zoned A Single Family Residential.

REQUEST: Steve Scheipeter of SW Scheipeter Construction, on behalf of Mary Goodrich, property owner of 10672 Country View Drive, has submitted an application for a variance to allow for the construction of a new, roofed, front porch that will project up to 3 feet 11 inches into the front-yard setback. The proposed porch design includes a hipped roofed, that is approximately ten feet wide, with the support columns at 3 feet 11 inches into the front setback, with a 1 foot soffit overhang.

ADDITIONAL INFORMATION: The subject property is zoned A-Single Family Residential where Section 405.250(E)(4)(a) requires a minimum front yard setback of 50 feet. The existing home is setback at the 50 foot front yard setback. Section 405.630(A)(1) & (8) Yard Regulations provides that unroofed front porches and structural overhangs may project up to five feet into the front yard. Unenclosed porches are limited to 12 feet in width.

Key Issues:

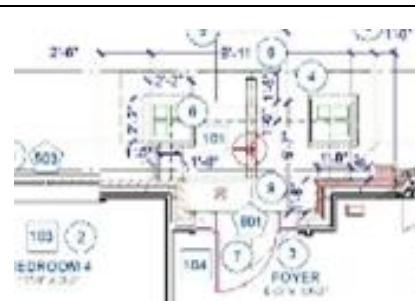
- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.250: A Single-Family Residential District
- Section 405.630 Yard Regulations
- Section 405.610: Non-conformities
- Section 405.1040: Board of Adjustment
- Section 405.1110: Variances and Appeals

APPLICANT'S REPRESENTATIVE: Steve Scheipeter
SW Scheipeter Construction
8045 Big Bend Blvd, Suite 104
Webster Groves, MO 63119

PROPERTY OWNER: Mary Goodrich
10672 Country View Drive
Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 2-4-2016
ATTACHMENTS: Applicant's Materials submitted January 15, 2016

Attachment: 10672 Country View Drive Staff Report-Feb. 18 (1776 : 10672 Country View Drive)

BASIS FOR APPEAL AND STATED HARDSHIP

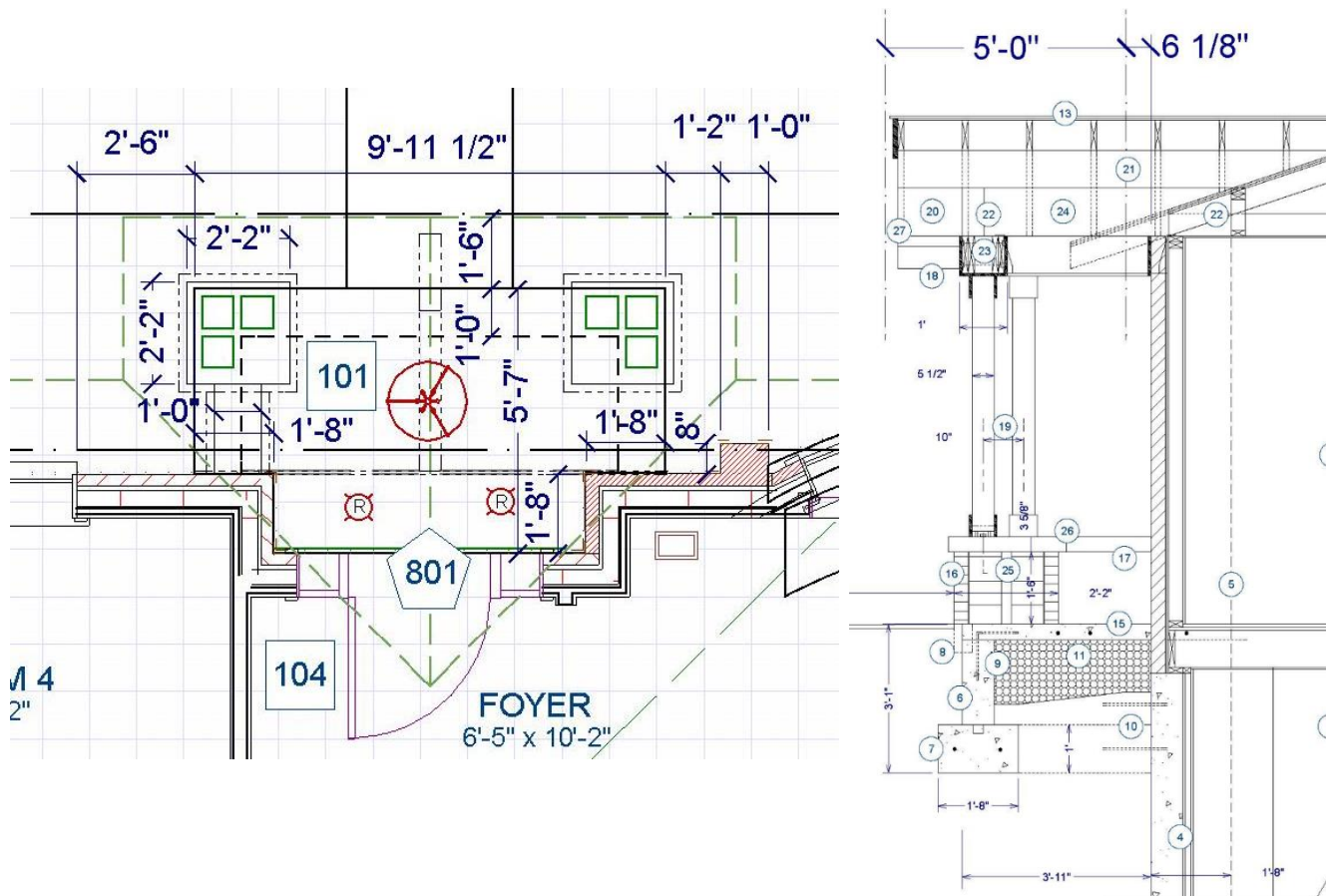
The original home was built in 1961, under the A Single Family Zoning District and was sited at the 50 foot front yard setback. Section 405.630 Yard Regulations allows for the structural overhang to project up to five feet into the front yard setback, and an unroofed front porch may project up to five feet into the front yard, per the following;

Section 405.630 Yard Regulations

A. Yard Encroachments. Every part of a required yard shall be open and unobstructed from the ground to the sky, except as herein provided or as otherwise permitted in this Chapter.

- 1. Structural overhangs. Cornices, awnings, eaves, gutters or other similar structural overhangs at least seven (7) feet above grade may extend up to five (5) feet into any required yard, provided that no such overhang shall extend to within four (4) feet of any property line.*
- 8. Unenclosed porches, steps and paved terraces. An unroofed porch, steps or paved terrace area may project into the front yard for a distance not to exceed five (5) feet provided such porch or terrace is not more than twelve (12) feet in width.*

The Applicant is seeking a variance to allow for a new front porch with the support post that would be 46.87 feet from the front property line, where the A Single Family District setback is 50 feet. The Applicant's Architect has indicated that the existing roof structure would not support the load requirements needed to cantilever a roof into the setback. Below is a close up of the new porch design that is 5.58 feet by 9.96 feet in width. The variance request is for a new roofed front porch with the support structure three feet eleven inches into the front setback, per the drawings below:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residence	A Single Family Residential	NA
South	Residence	A Single Family Residential	NA
East	Residence	A Single Family Residential	Country View Drive
West	Residence	A Single Family Residential	NA

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;

The house and lot in question are not unique in size or configuration for this subdivision or for the older subdivisions in the same zoning district. The house is, however, one of a decreasing number of older homes without a covered front entry. That the house was built too close to the front setback line to allow for an expansion is not unusual. However the property slope would have made it difficult to situate the home further back on the lot to allow for a covered front.

2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;

The Applicant had no say in the placement of the home on the lot. However it is the Applicant's decision to pursue the roof structure and covered entry now. As indicated above, the Zoning Ordinance allows for structural overhangs to project up to 5 feet into the required front yard setback, and an unroofed front porch may project up to 5 feet into the front setback provided that it is less than 12 feet in width. However, the existing roof structure does not allow for such a modification. The proposed change is in keeping with a front porch regulations, except for the support structures. The applicant is not enclosing the area, nor creating additional livable space within the setback, rather the effort is being made to meet the needs of today's market that provides standard protections from the weather over the front entrance.

3. The granting of the variance shall not adversely affect adjacent property owners or residents;

A visual inspection of the surrounding neighborhood does support the Applicant's assertion that the proposed porch remodeling would bring the overall appearance of the house more in-line with the surrounding neighborhood. It is unlikely that the average viewer will perceive a negative impact arising from a sense that the house is too close to the street compared to those around it due to the limited nature of the encroachment. Further, if the members of the Board believe that the aesthetic qualities of the addition are in keeping with the rest of the house, and the neighborhood in general, it is likely that allowing the alteration will not have an adverse effect on the adjacent properties.

4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

It is fairly debatable if maintaining the existing front entry would represent severe practical difficulty or extreme hardship given that the Applicant has had a functional alternative for many years. The question before the Board, under this criterion, is whether or not the inability to update a significant feature of one's house, without a variance, represents an extreme hardship.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community, and

Nothing in the request will affect the public health, safety, order, convenience, or general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Certainly, the City has enjoyed the benefits of significant private investments in the existing housing stock; much of it made possible by the large lots that afford most houses plenty of "room to grow." In many prior applications, the root of the problem is that the house does not have "room to grow" because either the lot is non-conforming for size and/or the house was built to a St. Louis County setback standard that does not conform with City zoning. Neither of these is at issue in this application, although the conditions on the ground again result in an aging structure with a limited opportunity to improve it short of completely replacing the house.

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.

As established above, the lot and the house meet the current requirements but the uncovered front entry is not preferred in the marketplace nor by urban design standards, and it is not easily improved without a variance. Whether or not this represents "exceptional circumstances" is fairly debatable.

2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.

The slight increase in house size and reduction in setback will not result in the diversion of additional stormwater that would adversely affect adjacent property.

ACTION

Following its deliberation, the Board of Adjustment may vote to in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or

disapprove that motion. An example motion for the requested variance to the front-yard setback would be:

“I move to approve a variance allowing for the front porch addition with the support structures approximately four feet into the front yard setback for the home at 10672 Country View Drive, where 50 feet is the minimum required in the “A” Single-family Residential District based upon a positive finding that:

1. The variance requested arises from condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the front-yard setbacks will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the lot shape within the B Single-Family Residential zoning district, the strict application of the setback requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for each variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 10672 Country View Drive based upon the testimony received and the deliberations of the Board on this application, as decided on February 18, 2016.”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

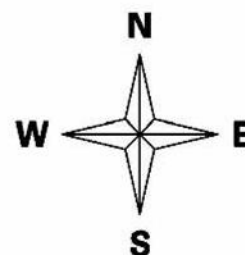
APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



--- 10672 Country Fair Drive
 [] Property Lines



Attachment: 10672 Country View Drive Staff Report-Feb. 18 (1776 : 10672 Country View Drive)

APPENDIX 4: SITE PHOTOGRAPHS

Taken 2-5-2016:



Description: View of the front of the existing home from Country View Drive.



Description: View looking south from Country View Drive at the bend in the road towards the home, showing the degree of the slop in the rear yard.



Description: View looking northeast from Country View Drive at the residence across the street from the subject property.



city of **CREVE COEUR**
COMMUNITY DEVELOPMENT DEPARTMENT

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION
NON-USE VARIANCE

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant: <u>Mary Goodrich</u> Name <u>10672 Country View Dr</u> Company (If Applicable) <u>Creve Coeur 63141</u> Address <u>314-757-1791</u> Telephone # <u></u> Fax # <u>mgoodrich3@aol.com</u> Email:	Applicant's Representative (if applicable): <u>STEVE SCHEIPETER</u> Name <u>SW SCHEIPETER CONSTRUCTION</u> Company (If Applicable) <u>8015 BIG BEND BLVD</u> Address <u>SUITE 104 WEBSTER GROVES,</u> Address <u>MO 63119</u> <u>314-962-7073</u> Telephone # <u>314-962-7045</u> Fax # <u>STEVE@SCHEIPETER.COM</u> Email:
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Applicant's Status (Indicate one):

- ☒ Property Owner of Record
☐ Private Party (financial, contractual, or proprietary interest; consent of owner of record **must** be attached)
☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, ____, 20__.

Mary Goodrich
Applicant's Signature
1/11/16
Date

Steve Scheipeter
Applicant's Representative's Signature
1/15/16
Date

Attachment: Goodrich Variance Application (1776 : 10672 Country View Drive)

File # _____

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

COVERED FRONT PORCH W/ STRUCTURE TO
GRADE

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

MOST HOMES HAVE THE OPTION OF BEING PLACED AT ANY LOCATION WITHIN BUILDABLE AREA WITH FRONT TO BACK & RIGHT TO LEFT SLOPE OF THIS PROPERTY AND TO PROVIDE BEST DRIVEWAY LOCATION, THIS HOME WAS HELD FORWARD TO BUILDING LINE WITHOUT SPACE FOR PORCH STRUCTURES.

- Unique non-physical characteristics of the property (location, access, history, etc):

THE APPROVAL OF VARIANCE FOR COVERED ROOF WITH STRUCTURE TO GRADE WILL PROVIDE AN ELEMENT OF GREAT MASS TO BREAK UP THE LONGER ROOF LINE AND FRONT BUILDING FACADE. THE PROPOSED DESIGN RESPECTS THE ORIGINAL DESIGN AND MATERIALS AS WELL AS PROVIDES GREATER COVERAGE FOR AN ACCESSIBLE ACCESS POINT FOR THE HOME.

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

THE ORIGINAL PLATTING OF THE WINDING STREET AND RESULTING LOT SHAPES CREATED VARIOUS OPTIONS FOR HOME PLACEMENT WITHIN THE SUBDIVISION. THIS HOME RELATIVE TO OTHER ORIGINAL HOMES AND NEWER CONSTRUCTION APPEARS CLOSER TO STREET THAN MOST.

- Current uses and structures on the property:

SINGLE FAMILY RESIDENCE

Attachment: Goodrich Variance Application (1776 : 10672 Country View Drive)

File # _____

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

THE CURRENT ZONING LAW ALLOWS FOR PATIO AT GRADE AND A ROOF STRUCTURE INTO THE FRONT YARD SETBACK 5'-0". ZONING LAW DOES NOT ALLOW FOR STRUCTURAL SUPPORT OF ROOF TO GRADE. THE 8'-0" PLATE LINE AND FRONT DOOR AT GRADE PROHIBS ROOF DESIGNS AND SUPPORT OTHERS CAN ACHIEVE.

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

MARKET VALUE IS HURT ANYTIME ONE PROPERTY CAN PROVIDE OR INCLUDE A FEATURE ANOTHER CANNOT.
THE PROPOSED DESIGN WITH SUPPORT OF ROOF TO GRADE WILL ALLOW THIS PROPERTY TO HAVE SIMILAR FEATURES

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

NO IMPACTS ON NEIGHBORING PROPERTIES.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

NO IMPACTS ON CITY AND/OR EMERGENCY SERVICES AS A RESULT OF PROJECT.

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

NO IMPACTS ON TRAFFIC FOR PROPERTY OR SURROUNDING AREA.

Attachment: Goodrich Variance Application (1776 : 10672 Country View Drive)

File # _____

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

N/A

9. Zoning district in which the property is located: "A" SINGLE FAMILY

10. Size of the lot (total square feet or acres): 43,617 S.F. / JUST OVER 1 ACRE

11. Please provide any other information in support of this request (on a separate sheet if needed):

N/A

12. Attach the following:

- Two (2) checks, \$50.00 filing fee and \$250.00 deposit, payable to "City of Creve Coeur."
- Ten (10) sets of scaled, legible plans (folded to a size no larger than 11"x14") of the improvements requiring a variance.
- Electronic copies of all submitted documents, malware-free on CD, DVD, or USB flash drive.

Office Use Only

____ Attachments/Plans

Received By: _____

____ Fees Paid

____ Written Justification

Date: _____

Jason Jaggi, AICP, Director of Community Development

Whitney Kelly, AICP, City Planner

Jessica Stutte, Administrative Assistant (872-2501)

Revised: 09/15

Attachment: Goodrich Variance Application (1776 : 10672 Country View Drive)

ARCHITECT

JEFFREY W. HYATT, AIA
NCARB ARCHITECT
TRIO CREATIVE, LCC
1229 SWEEPING OAKS DRIVE
SAINT CHARLES, MO 63304
636-627-5746 PHONE
636-477-7909 FAX
jhyatt@trio-creative.com

JEFFREY W. HYATT, AIA
ARCHITECT
MO LICENSE# A-2001001693
TRIO CREATIVE, LCC
ARCHITECTURAL SERVICES
STATE OF MISSOURI
CERTIFICATE OF AUTHORITY
MO STATE# A-2007009813-D

Front Porch Addition
CHOMEAU RESIDENCE
10672 COUNTRY VIEW DRIVE
CREVE COEUR, MO 63141

DUPLICATION OF THIS
DRAWING IS
PROHIBITED WITHOUT
PRIOR WRITTEN
CONSENT FROM
S.W. SCHEIPETER
CONSTRUCTION

NO	DATE	REVISIONS
1	1.10.16	PERMIT REVIEW SET AND BOARD OF ADJUSTMENTS

DRAWN BY: JWH SHEET NO.

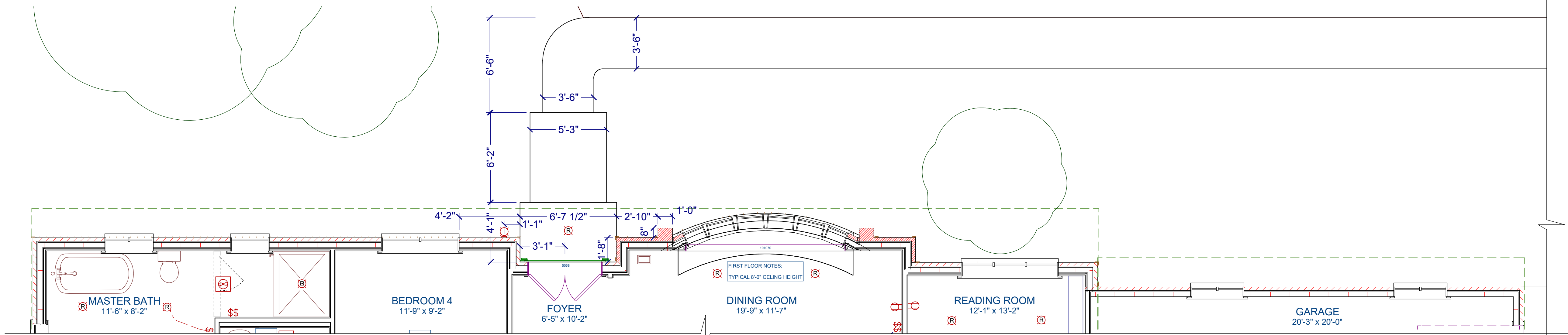
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DATE: 20 NOV. 2015 OF 3

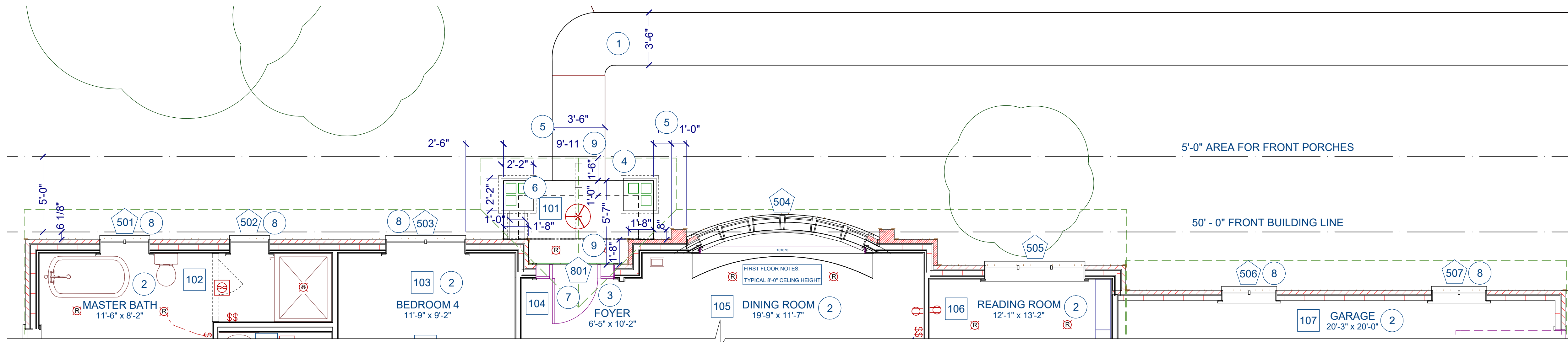
PERMIT REVIEW SET

331C



1 EXISTING FIRST FLOOR PLAN (PARTIAL) ~ FRONT PORCH

A1 SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN (PARTIAL) ~ FRONT PORCH

A1 SCALE: 1/4" = 1'-0"

KEYED NOTES - PORCH PLAN

1. NEW SIDE WALK - SLOPE TO DRIVEWAY. ~ MATERIAL SELECTED IS A MERAMEC EXPOSED AGGREGATE.
2. EXISTING INTERIOR SPACE - NO CHANGES.
3. EXISTING FOYER - NO CHANGES OTHER THAN TOUCH-UP PAINTING AFTER FRONT DOOR CHANGE.
4. NEW CONCRETE FRONT PORCH - LEVEL WITH FIRST FLOOR INTERIOR.
5. NEW STONE COLUMN BASE WITH BRICK CAP...LAYED WITH EDGE SIMILAR TO ADJACENT BAT WINDOW SILL.
6. NEW SEAT WALL WITH SIMILAR BRICK CAP.
7. NEW FRONT DOOR WITHIN EXISTING OPENING. CHANGE DOUBLE DOOR TO SINGLE DOOR WITH SIDE-LIGHTS.
8. NEW SHUTTERS AT THESE WINDOWS...CONFIRM SELECTION WITH S.W. SCHEIPETER SELECTIONS INFORMATION.
9. SEE ELECTRICAL NOTE BELOW.

** ELECTRICAL NOTE: INTERIOR SWITCHES NOT CONFIRMED.
WIRE NEW CAN LIGHTS BACK TO SWITCH OF EXISTING SINGLE CAN LIGHT. WIRE CEILING MOUNTED FIXTURE BACK TO SWITCH OF EXISTING/ REMOVED WALL MOUNTED EXTERIOR FIXTURE. IF THE EXISTING ARE CURRENTLY SWITCHED TOGETHER...CONTRACTOR, ELECTRICIAN AND OWNER TO COORDINATE SWITCH OPTIONS/ LOCATIONS/COSTS.

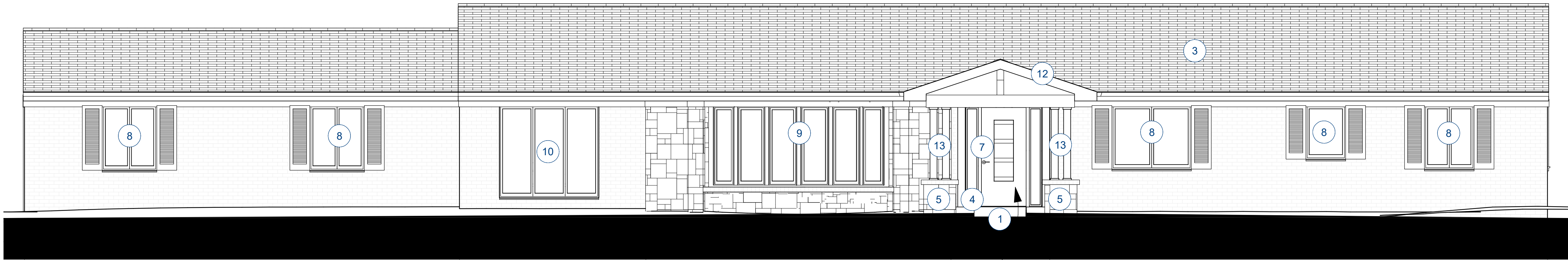


CONCEPT SKETCHES

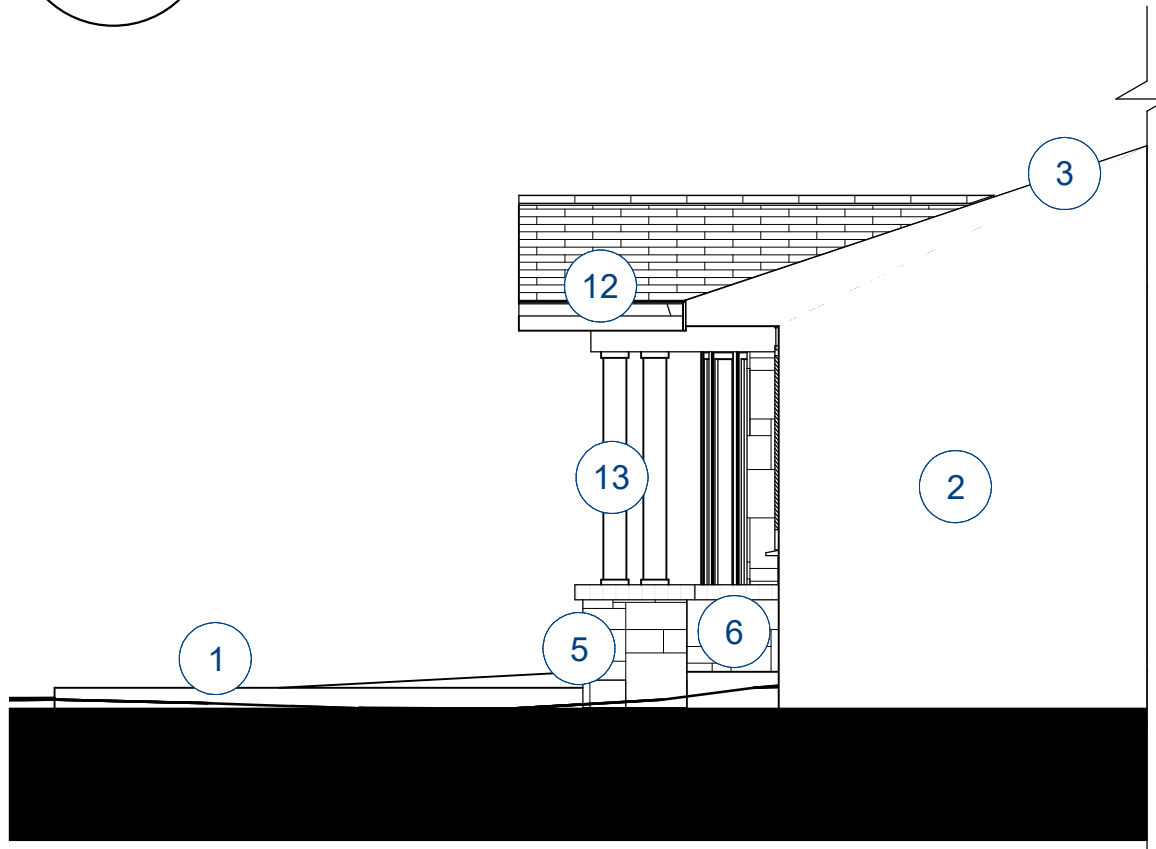
SCALE: N.T.S.

PROJECT NOTE ~ TRUSTEES

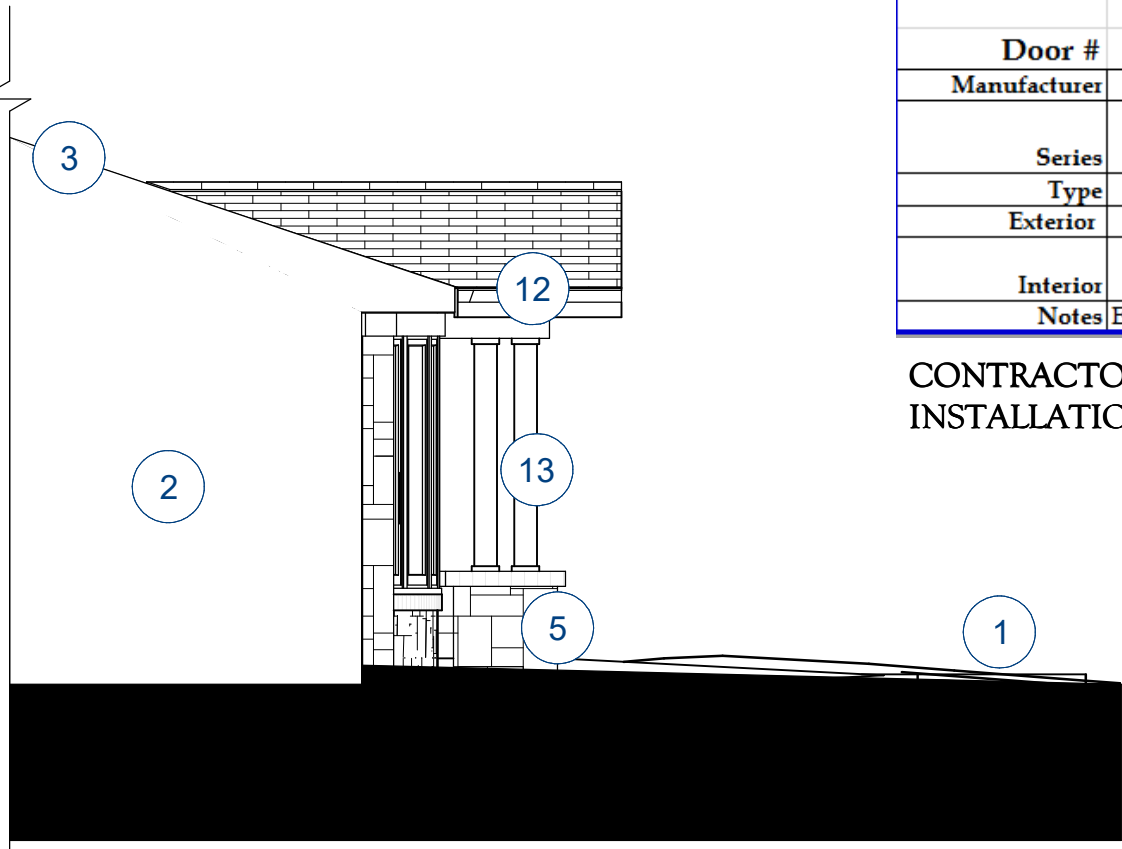
PER OWNER - THE SUBDIVISION IS NO LONGER PERFORMING A TRUSTEE REVIEW AND SIGN-OFF FOR PROJECTS IN THEIR SUBDIVISION.



1 PROPOSED FRONT ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 PORCH RIGHT SIDE ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 PORCH LEFT SIDE ELEVATION
A2 SCALE: 1/4" = 1'-0"

FRONT DOOR SPEC:

Exterior Doors					
Door #	801	Room	Foyer/Porch	Room #	104/101
Manufacturer	Rogue Valley	Glass Type	Satin Etch		
Series	3'-0" x 6'-5" x 1 3/4" door with qty 2- 14" wide sidelights	Grille/Lite Pattern	No Grille- 4 light door and full sidelights per drawings		
Type	Douglas Fir Wood Stain Grade	Screen	None		
Exterior	Stained- Refer to paint schedule for color	Interior Hardware	Refer to Millwork Schedule		
Interior	Stained- Refer to paint schedule for color	Other	Door viewer, and door bell Refer to Millwork and Electrical Selection Sheets		
Notes: Existing double door removed and replaced with 3'-0" door and two equal sidelights, one at each side of the door.					

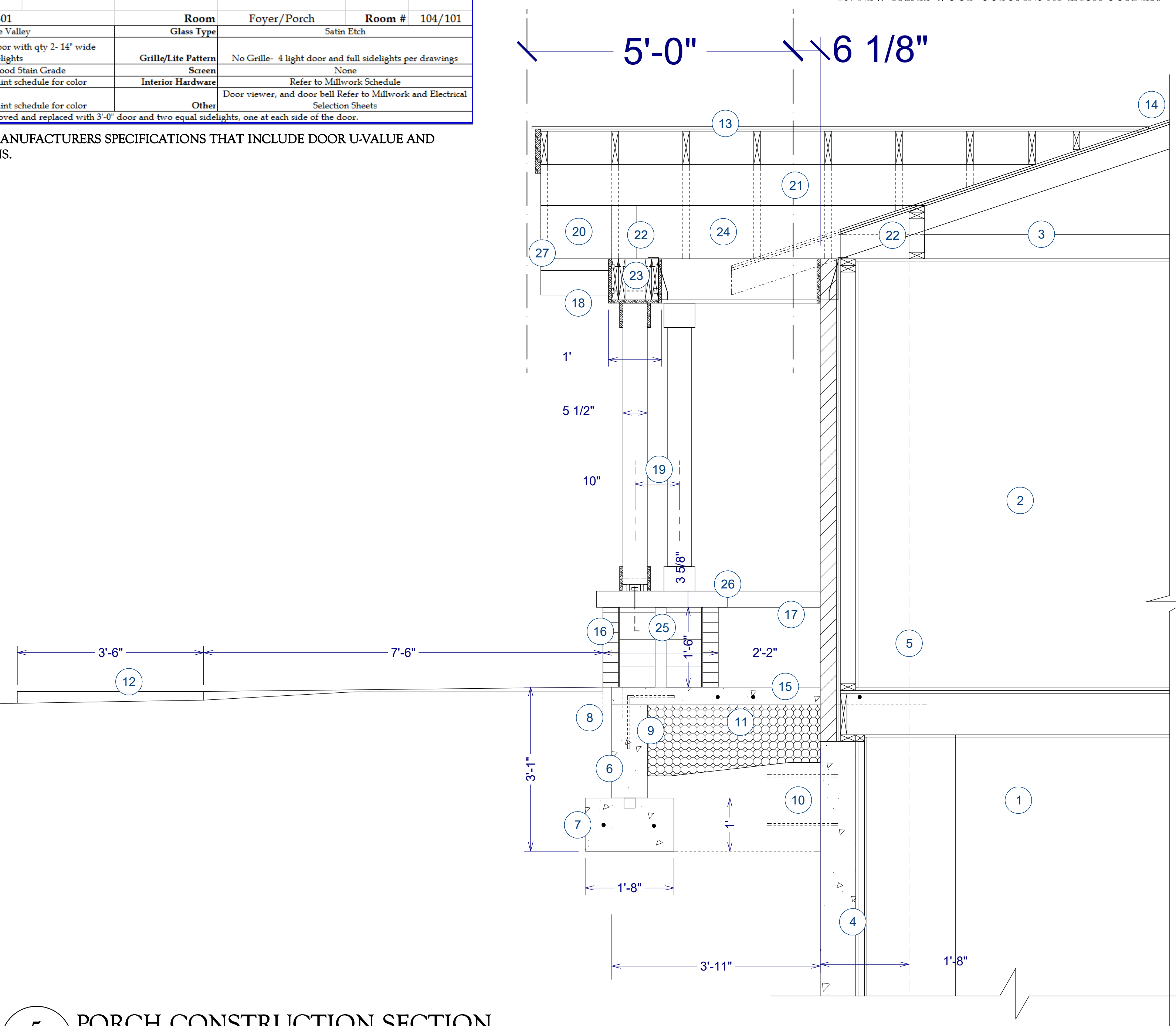
CONTRACTOR TO ATTACH MANUFACTURERS SPECIFICATIONS THAT INCLUDE DOOR U-VALUE AND INSTALLATION INSTRUCTIONS.

KEYED NOTES - ALL ELEVATIONS

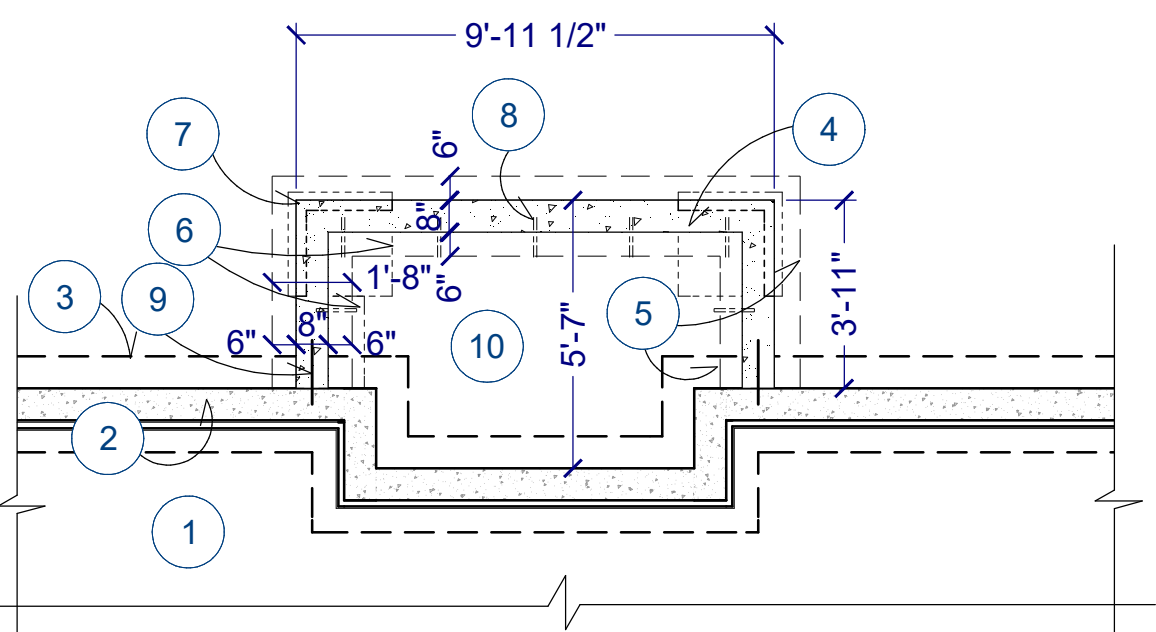
1. NEW SIDE WALK - SLOPE TO DRIVEWAY. - MATERIAL SELECTED IS A MERAMEC EXPOSED AGGREGATE.
2. EXISTING HOUSE - NO CHANGES.
3. EXISTING ROOF - NO CHANGES OTHER THAN TIE IN OF SHINGLES TO NEW ROOF AREA OF FRONT PORCH.
4. NEW CONCRETE FRONT PORCH - LEVEL WITH FIRST FLOOR INTERIOR.
5. NEW STONE COLUMN BASE WITH BRICK CAP...LAYED WITH EDGE SIMILAR TO ADJACENT BAY WINDOW SILL.
6. NEW SEAT WALL WITH SIMILAR BRICK CAP.
7. NEW FRONT DOOR WITHIN EXISTING OPENING. CHANGE DOUBLE DOOR TO SINGLE DOOR WITH SIDELIGHTS.
8. NEW SHUTTERS AT THESE WINDOWS...CONFIRM SELECTION WITH S.W. SCHEIPETER SELECTIONS INFORMATION.
9. NO CHANGES TO BAY WINDOW.
10. NO CHANGES TO THESE EXISTING WINDOWS.
11. NOT USED
12. SOFFIT AND FASCIA SIMILAR TO EXISTING HOUSE.
13. NEW TRIPLE WOOD COLUMNS AT EACH CORNER.

KEYED NOTES - SECTION

1. EXISTING FINISHED LOWER LEVEL INTERIOR. - NO CHANGES.
2. EXISTING FIRST FLOOR INTERIOR. - NO CHANGES OTHER THAN TOUCH-UP PAINTING FOLLOWING DOOR CHANGE WITHIN EXISTING OPENING.
3. EXISTING ATTIC TRUSS AND ROOFING.
4. EXISTING CONCRETE FOUNDATION WALL - NO CHANGES.
5. LINE OF RECESSED AREA AT FRONT DOOR.
6. NEW 8" WIDE CONCRETE FROST WALL - KEYED TO FOOTING BELOW.
7. NEW 20" X 12" CONCRETE FOOTING. BOTTOM OF FOOTING 30" MINIMUM BELOW GRADE ON UNDISTURBED SOIL. PROVIDE CONTINUOUS #4 BAR (2).
8. PROVIDE LEDGE AT EDGE OF FROST WALL TO ALLOW STONE AT COLUMN BASES TO REACH GRADE.
9. PROVIDE #4 BAR BENT AT APPROXIMATELY 24" O.C. FOR WALL TO SLAB CONNECTION.
10. PROVIDE (2)#4 BAR AT WALL CONNECTION. 4" EPOXY EMBEDMENT TO EXISTING WALL AND 12" INTO NEW FROST WALL.
11. MIN. 4" OF CLEAN ROCK FILL BELOW SLAB.
12. NEW SIDE WALK - SLOPE TO DRIVEWAY.
13. NEW ASPHALT SHINGLE ROOF - SIMILAR TO EXISTING. WITH ROOF FELT BELOW AND OVER 1/2" ROOF SHEATHING.
14. EXISTING ROOF - NO CHANGES OTHER THAN TIE IN OF SHINGLES TO NEW ROOF AREA OF FRONT PORCH.
15. NEW MIN. 4" PORCH SLAB - LEVEL WITH FIRST FLOOR INTERIOR. - MATERIAL SELECTED IS A MERAMEC EXPOSED AGGREGATE.
16. NEW STONE COLUMN BASE WITH BRICK CAP...LAYED WITH EDGE SIMILAR TO ADJACENT BAY WINDOW SILL.
17. NEW SEAT WALL WITH SIMILAR BRICK CAP.
18. NEW SOFFIT AND FASCIA SIMILAR TO EXISTING HOUSE.
19. NEW TRIPLE WOOD COLUMNS AT EACH CORNER. 6X6 ROUGH SAWN CEDAR POSTS. OUTSIDE CORNER POSTS ARE BEARING. ADDITIONAL POSTS AT EACH CORNER ARE DECORATIVE.
20. ROOF FRAMING TO BE 2X8 RAFTERS AT 16" O.C.
21. CENTER RIDGE BEAM WITH TRIPLE 2X10 WRAPPED IN 1X CEDAR MATERIAL.
22. RIDGE BEAM BEARING ON TRIPLE 2X STUDS. ONE END BEARING ON ORIGINAL WALL PLATE AND THE OTHER BEARING OVER PORCH BEAM BELOW. WRAP AT PORCH WITH 1X CEDAR MATERIAL.
23. PORCH BEAM TO BE BUILT-UP BOX WITH 2X10's. SIDE BEAMS BEARING WITH TOP MOUNTED DOUBLE 2X10 HANGERS AT HOUSE WALL AND FRONT BEAM. FRONT BEAM THROUGH BOLTED 6X6 CORNER POSTS (COUNTER SINK INTO BEAM).
24. PORCH CEILING TO BE PAINTED EXTERIOR GRADE DRYWALL MATERIAL.
25. PORCH COLUMN BASES AND SEAT WALL...SOLID GROUTED CMU BLOCK WALL WITH STONE VENEER SURFACE FINISH.
26. PORCH COLUMN BASES AND SEAT WALL...BRICK CAP SIMILAR WINDOW SILL AT ADJACENT BAY WINDOW.
27. PROVIDE ICE AND WATER SHIELD BELOW SHINGLES AND ALSO PROVIDE A DRIP EDGE AT EAVES.



5 PORCH CONSTRUCTION SECTION
A2 SCALE: 3/4" = 1'-0"



4 PORCH FOUNDATION PLAN
A2 SCALE: 1/4" = 1'-0"

KEYED NOTES - FOUNDATION

1. EXISTING FINISHED LOWER LEVEL INTERIOR. - NO CHANGES.
2. EXISTING CONCRETE FOUNDATION WALL - NO CHANGES.
3. EXISTING CONCRETE FOOTINGS - NO CHANGES.
4. NEW 8" WIDE CONCRETE FROST WALL - KEYED TO FOOTING BELOW.
5. NEW 20" X 12" CONCRETE FOOTING. BOTTOM OF FOOTING 30" MINIMUM BELOW GRADE ON UNDISTURBED SOIL.
6. LINE OF WALLS AND BRICK COLUMN BASES ABOVE.
7. PROVIDE LEDGE AT EDGE OF FROST WALL TO ALLOW STONE AT COLUMN BASES TO REACH GRADE.
8. PROVIDE #4 BAR BENT AT APPROXIMATELY 24" O.C. FOR WALL TO SLAB CONNECTION.
9. PROVIDE (2)#4 BAR AT WALL CONNECTION. 4" EPOXY EMBEDMENT TO EXISTING WALL AND 12" INTO NEW FROST WALL.
10. 4" PORCH SLAB ABOVE WITH MIN. 4" OF CLEAN ROCK FILL BELOW SLAB. - MATERIAL SELECTED IS A MERAMEC EXPOSED AGGREGATE.

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STATE OF MISSOURI
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MO STATE# A-2007009813-D

Front Porch Addition
CHOMEAU RESIDENCE
10672 COUNTRY VIEW DRIVE
CREVE COEUR, MO 63141

DUPLICATION OF THIS
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S.W. SCHEIPETER
CONSTRUCTION

NO	DATE	REVISIONS
1	1-12-16	PERMIT SUBMIT AND BOARD OF ADJUSTMENTS

DRAWN BY: JWH SHEET NO.

CHECKED BY: JWH

DWG NO: A2

DATE: 20 NOV. 2015 OF 3

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